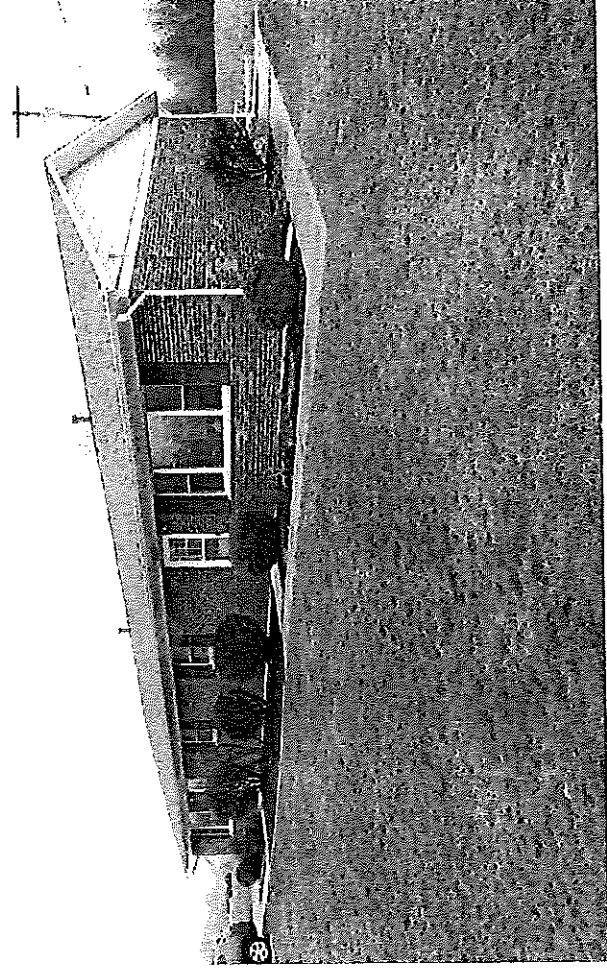


APPRAISAL OF REAL PROPERTY



LOCATED AT

3660-3664 Troy Road
Springfield, OH 45504
Colonial Acres Sub Sec 2 11

FOR

Security National Bank
40 South Limestone Street
Springfield, OH 45502

OPINION OF VALUE

AS OF

03/23/2020

BY

Robert L. Triebelhorn
Triebelhorn Appraisals
3744 Madrid Ct
Springfield, OH 45502-9407
(937) 477-1487
robert@triebelhornappraisals.net

APPRAISER DISCLOSURE STATEMENT

File No. 4601123677
4601123677

Name of Appraiser: Robert L. Triebelhorn

Class of Certification/Licensure:
 Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 2007004973
Certification/Licensure State: OH Expires: 11/28/2020

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By:
 Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:




This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Scope of the assignment is to complete appraisal report in compliance to standard secondary market underwriting guidelines, USPAP, State Law, Title XI of THE FEDERAL FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT OF 1989 (FIRREA), PRIVACY POLICY-GRAMM-LEACH-BAILEY ACT AND SECURITY NATIONAL BANK'S CONTRACTUAL ASSIGNMENT.

Appraiser at the minimum; Performed a complete inspection of the interior and exterior of the subject, inspected the neighborhood, inspected each comparable from at least the street, Researched, verified and analyzed data from reliable public and/or private sources, Reported analysis, opinions and conclusions within this report. Appraiser has given consideration to traditional valuation approaches; Primary reliance was given the Sales Comparison Approach because it best reflects the actions of the typically informed buyer(s) and seller(s). Because of the subject's age, the Cost Approach is unreliable. Lack of relevant data precludes the Income Approach.

FIRREA / USPAP ADDENDUM

Borrower	Paul V. Grimm			File No.	4601123677
Property Address	3660 - 3664 Troy Rd			State	OH
City	Springfield	County	Clark	Zip Code	45504
Lender/Client	Security National Bank				
Purpose					
The purpose of the assignment is to develop an Opinion of Value in terms of cash or an equivalent to cash as of the date of the report. Market Value of the Fee Simple Interest for mortgage financing.					
Scope of Work					
Scope of the assignment is to complete appraisal report in compliance to standard secondary market underwriting guidelines, USPAP, State Law, Title XI of THE FEDERAL FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT OF 1989 (FIRREA), PRIVACY POLICY- GRAMM-LEACH-BAILEY ACT, AND SECURITY NATIONAL BANK'S CONTRACTUAL ASSIGNMENT.					
Intended Use / Intended User					
Intended Use: This report is intended for use by the client for the use of mortgage loan financing					
Intended User(s): This report is intended only for the use in mortgage loan financing, and its use or reliance on by anyone other than the client is prohibited.					
History of Property					
Current listing information: Subject has not been listed on the open market in the past three years.					
Prior sale: Subject does not have any prior sales in the past three years.					
Exposure Time / Marketing Time					
Opinion of Exposure time is within 4 months, and Marketing time is to be within 4 months. The opinion of exposure and marketing time is based upon Wrist MLS.					
Personal (non-realty) Transfers					
No Personal Transfers					
Additional Comments					
Appraiser at the minimum: Performed a complete inspection of the interior and exterior of the subject, inspected the neighborhood, inspected each comparable from at least the street, Researched, verified and analyzed data from reliable public and/or private sources, Reported analysis, opinions and conclusions within this report. Appraiser has given consideration to traditional valuation approaches; Primary reliance was given the Sales Comparison Approach because it best reflects the actions of the typically informed buyer(s) and seller(s). Because of the subject's age, the Cost Approach is unreliable. Lack of relevant data precludes the Income Approach.					
Certification Supplement					
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.					
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.					
Appraiser:				Supervisory Appraiser:	
Signed Date:	04/03/2020			Signed Date:	
Certification or License #:	2007004973			Certification or License #:	
Certification or License State:	OH			Certification or License State:	
Effective Date of Appraisal:	03/23/2020			Expires:	11/28/2020
				Inspection of Subject:	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only <input type="checkbox"/> Interior and Exterior

Robert L. Triebelhorn
Triebelhorn Appraisals
3744 Madrid Court
Springfield, Ohio 45502

Security National Bank
40 South Limestone Street
Springfield, OH 45502

Re: Property: 3660 - 3664 Troy Rd
Springfield, OH 45504
Borrower: Paul V. Grimm
File No.: 3101128428351

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,



Robert L. Triebelhorn

Borrower	Paul V. Grimm			File No.	4601123677
Property Address	3660 - 3664 Troy Rd			State	OH
City	Springfield	County	Clark	Zip Code	45504
Lender/Client	Security National Bank				

TABLE OF CONTENTS



Cover Page	1
Summary of Salient Features	2
Small Income	3
Small Income	4
Small Income	5
Small Income	6
Small Income	7
Small Income	8
Small Income	9
Small Income	10
Additional Listings 1-3	11
Supplemental Addendum	15
UAD Definitions Addendum	18
Appraiser Disclosure Statement	19
FIRREA/USPAP Addendum	20
Market Conditions Addendum to the Appraisal Report	21
Appraisers License-2020	22
Appraisers E & O Insurance-2020	23
Location Map	24
Aerial Plat Map	25
Flood Map	26
Building Sketch	27
Subject Photos	28
Subject Photos Interior	29
Subject Photos Interior	30
Subject Photos Interior	31
Subject Photos Interior	32
Subject Photos Interior	33
Subject Photos Interior	34
Subject Photos	35
Subject Photos	36
Subject Photos	37
Comparable Photos 1-3	38
Listings Photos 1-3	38
Rentals Photos 1-3	39

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address 3660 - 3664 Troy Rd Legal Description Colonial Acres Sub Sec 2 11 City Springfield County Clark State OH Zip Code 45504 Census Tract 0025.02 Map Reference 44220
SALES PRICE	Sale Price \$ Date of Sale
CLIENT	Borrower Paul V. Grimm Lender/Client Security National Bank
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet) 2,356 Price per Square Foot \$ Location N;Res;Res Age 49 Condition C4 Total Rooms 8 Bedrooms 4 Baths 2
APPRAISER	Appraiser Robert L. Triebelhorn Date of Appraised Value 03/23/2020
VALUE	Final Estimate of Value \$

Small Residential Income Property Appraisal Report

4601123677 File # 4601123677

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.

Property Address 3660 - 3664 Troy Rd, City Springfield, State OH, Zip Code 45504. Owner of Public Record Paul V. Grimm. Tax Year 2019, R.E. Taxes \$ 1411.66. Map Reference 44220, Census Tract 0025.02.

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

Market Conditions (including support for the above conclusions) See attached addenda.

Table with 4 columns: Location, Built-Up, Growth, Neighborhood Boundaries. Includes Neighborhood Characteristics and 2-4 Unit Housing Trends.

Dimensions 100 x 213 x 164 x 119, Area 14,375 sq ft, Shape Irregular, Zoning Description 520 Multi Family Residential.

Zoning Compliance, Addenda, Utilities, Electricity, Gas, FEMA Special Flood Hazard Area, Off-site Improvements - Type.

Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

There were no known adverse encroachments or easements noted. Municipal water and septic are typical for the area. The septic is 30 feet from the left front of the subject.

Table with 4 columns: General Description, Foundation, Exterior Description, Interior. Includes details on units, basements, heating/cooling, and room counts.

Additional features (special energy efficient items, etc.): See attached addenda. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Subject property has been well maintained and is in overall average condition.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. No external or functional obsolescence was noted during inspection.

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

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

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3		
Address	3660 - 3664 Troy Rd Springfield, OH 45504	1703-1705 Maiden Ln Springfield, OH 45504	1401-1403 Garfield Ave Springfield, OH 45504	213-215 Orth Dr New Carlisle, OH 45344		
Proximity to Subject		4.16 miles SE	4.52 miles SE	9.07 miles W		
Current Monthly Rent	\$ 630	\$ 1,300	\$ 1,280	\$ 1,300		
Rent/Gross Bldg. Area	\$ 0.34 sq.ft.	\$ 0.56 sq.ft.	\$ 0.50 sq.ft.	\$ 0.77 sq.ft.		
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)	Owner/CikCoRecs	DABR/MLS,CikCoRec,Driveby	DABR/MLS,CikCoRec,Driveby	DABR/MLS,CikCoRec,Driveby		
Date of Lease(s)	Monthly	Monthly	Monthly	Monthly		
Location	N:Res:Res	N:Res:Res	N:Res:Res	N:Res:Res		
Actual Age	49	93	80	42		
Condition	C4	C4	C4	C4		
Gross Building Area	1,876	2,304	2,576	1,696		
Unit Breakdown	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	Tot Br Ba	1,300	Tot Br Ba	1,696	1,300
Unit # 1	4 2 1	938 6 3 1	1,152 \$	650 6 3 1	1,288 \$	650
Unit # 2	4 2 1	938 6 3 1	1,152 \$	650 6 3 1	1,288 \$	650
Unit # 3			\$		\$	\$
Unit # 4			\$		\$	\$
Utilities included	Water,Sewer	Water/Sewer	Water/Sewer	Water/Sewer		

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) The subject's rent fall between the Market rents of \$450 - \$680 for the area.

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

Unit #	Lease Date	Begin Date	End Date	Actual Rents		Opinion of Market Rent	
				Per Unit	Total Rents	Per Unit	Total Rents
1	Monthly	Monthly	Monthly	\$ 630	\$ 630	Unfurnished	\$ 650
2	Monthly	Monthly	Monthly	0	0	Furnished	0
3							
4							
Comment on lease data				Lease amounts fall		Total Gross Monthly Rent	
within the range for the area of \$450 - \$680.						\$ 630	
Utilities included in estimated rents				<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other		Total Estimated Monthly Income	
Comments on actual or estimated rents and other monthly income (including personal property)				The estimated rents are in line with the actual rent range of \$450 - \$680 for the subject immediate area. The owner lives in Unit 3660.		\$ 630	

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain years. Subject had a sale back in 5/04/2004 for \$74,000. Comps had no prior sales within the past 1 year. Subject had no prior sales within the past 3 years.

My research 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) Owner, Wrist MLS, Clark Co Records

My research 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) Wrist MLS, Clark Co Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 9).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	DABR/MLS/Clark Co Recd's	DABR/MLS/Clark Co Recd's	DABR/MLS/Clark Co Recd's	DABR/MLS/Clark Co Recd's
Effective Date of Data Source(s)	3/18/2020	3/18/2020	3/18/2020	3/18/2020

Analysis of prior sale or transfer history of the subject property and comparable sales The subject had no prior sales within the past 3 years. Comps had no prior sales in the past year.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 190,000 to \$ 115,000
 There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 90,000 to \$ 112,500

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	3660 Troy Rd # 3664 Springfield, OH 45504	1703-1706 Maiden Ln Springfield, OH 45504	1401-1403 Garfield Ave Springfield, OH 45504	
Proximity to Subject	4.51 miles SE	4.16 miles SE	4.52 miles SE	
Sale Price	\$	\$ 112,500	\$ 90,000	\$ 112,500
Sale Price/Gross Bldg. Area	\$ sq.ft. \$ 43.67 sq.ft.	\$ 39.06 sq.ft.	\$ 43.67 sq.ft.	\$
Gross Monthly Rent	\$ 650 \$ 1,250	\$ 1,200	\$ 1,280	\$
Gross Rent Multiplier	68.38	75.00	87.89	
Price per Unit	\$ 44,450 \$ 56,250	\$ 45,000	\$ 56,250	\$
Price per Bedroom	\$ 11,113 \$ 9,375	\$ 7,500	\$ 9,375	\$
Price per Room	\$ 22,225 \$ 18,750	\$ 15,000	\$ 18,750	\$

Rent Control Yes No

Data Source(s) Yes No

DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
DABR MLS# 794952;DOM 121		DABR MLS# 804796;DOM 47		DABR MLS# 794954;DOM 121	
CLKCoRecs/DABR/Driveby		CLKCoRecs/DABR/Driveby		CLKCoRecs/Wrist/Driveby	

VALUE ADJUSTMENTS	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing		Arms Length/Conv	0	Arms Length/Conv	0
Concessions		None		None	
Date of Sale/Time		10/25/2019		10/25/2019	
Location		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple		Fee Simple		Fee Simple	
Site		7200 sf	+200	5520	+2,100/8600
View		N;Res;Res		N;Res;Res	
Design (Style)		Ranch		Colonial	
Quality of Construction		Q3	+5,000	Q4	+5,000/Q4
Actual Age		49	+1,550	93	+2,200/80
Condition		C4		C4	

Gross Building Area	Total	Bdrms	Baths	Total	Bdrms	Baths
Unit Breakdown	4	2	1	6	3	1
Unit # 1	4	2	1	6	3	1
Unit # 2	4	2	1	6	3	1
Unit # 3						
Unit # 4						

Basement Description	1232 Sq. Ft.	-6,160	1152 Sq. Ft.	-5,760	1232	-8,400
Basement Finished Rooms	0		0		0	
Functional Utility	Avg 2 - 2 Bed	-6,000	Avg 2 - 3 Bed	-6,000	Avg 2 - 3 Bed	-6,000
Heating/Cooling	FA/CAC	+2,000	FA/CAC		FA/None	+2,000
Energy Efficient Items	Thermal Win		Thermal Win		Thermal Win	
Parking On/Off Site	2 Car Det/Street	-5,000	1 Car Det/Street	-2,500	2 Car Det/Street	-5,000
Porch/Patio/Deck	FrPad/Rear Pat	+500	CovFrt	+500	CovFrt	+500
Fence/Stor Shed/mGrd Pool	Stor Shed	+500	Fence	+500	None	+500

Net Adjustment (Total)	\$ -15,810	+ \$	- \$	-9,596	+ \$	-14,610
Adjusted Sale Price of Comparables	Net Adj. 14.1 %		Net Adj. 10.7 %	Net Adj. 13.0 %		
Adjusted Price Per Unit	Gross Adj. 31.4 %		Gross Adj. 32.4 %	Gross Adj. 32.5 %		
Adjusted Price Per Room	\$ 48,345		\$ 40,202	\$ 48,945		
Adjusted Price Per Bedroom	\$ 8,058		\$ 6,700	\$ 8,158		
Adjusted Price Per Bedroom	\$ 16,115		\$ 13,401	\$ 16,315		
Value per Unit	Units = \$ 45,850 X 2		Value per GBA \$ 91,700			
Value per Rm.	Rooms = \$ 8,870 X 8		Value per Bdrms. \$ 37.65 X 4			
			Value per Bdrms. \$ 22,175 X 4			
			Bdrms = \$ 88,700			

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. The subject property and all of the comparables are located in similar market areas. All comps are considered comparable to the subject in style, location, quality of construction and appeal. Adjustments for any differences in room count were made in the overall gross living area. GLA is adjusted at \$ 12.00 per sq.ft. Adjustments are as follows: \$5,000 for Quality of Construction (Brick vs Alum. Vinyl Composite, Frame), \$10,000 for condition per the MLS (Updated kitchen and baths, new flooring, new furnace, new roofs), \$10,000 per acre for the site, \$100 per year for age, \$5.00 per SF for the basement, \$3,000 for a finished room, \$2,500 for a 1 car garage. The adjustments for the Quality of Construction, Bedrooms and the Garage created the Grid to exceed the preferred 10/15/25 Benchmarks.

Indicated Value by Sales Comparison Approach \$ 91,700	X gross rent multiplier (GRM) 68.38	= \$ 44,447	Indicated value by the Income Approach	Cost Approach (if developed) \$ 91,966
Total gross monthly rent \$ 650				
Comments on income approach including reconciliation of the GRM The Gross Rent multiplier is in line with the other comparables rents in the subject's neighborhood. Rents range from \$450 thru \$680. The income section reflects only getting rent for one side.				
Indicated Value by:	Sales Comparison Approach \$ 91,700	Income Approach \$ 44,447		Cost Approach (if developed) \$ 91,966

Primary reliance was given the Sales Comparison Approach because it best reflects the actions of the typically informed buyer(s) and seller(s). Because of the subject's age, the Cost Approach is unreliable. Lack of relevant data precludes the Income Approach. The income approach reflect only one side of the subject due to the owner living in the other side.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 91,700 as of 03/23/2020, which is the date of inspection and the effective date of this appraisal.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

ASSIGNMENT DESCRIPTION

Do not separate from the rest of the report! Any segregation of this multi-page report may jeopardize the user. This is a complete appraisal presented in a Summary report. The current and projected use is as a single-family dwelling. The client is the Lender. Regardless of who pays for this appraisal, the intended user(s) are the Client and secondary market participants ONLY. This appraisal may be inappropriate for other users. Therefore by definition of intended user(s), this appraisal may not be used or relied upon by anyone other than the stated intended user(s), regardless of the means of possession of this report, without the express written consent of the appraiser. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability to any third party without such written consent.

The purpose of this appraisal is to form an opinion of market value as defined on FANNIE MAE's form 1004B (FREDDIE MAC's form 439).

The intended use of this appraisal is for secondary market mortgage underwriting. This appraisal and report may be inappropriate for other uses. This appraisal may not be used or relied on for any use except the herein stated intended use without the express written consent of the appraiser. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability for any other use without such written consent.

The property interest appraised is Fee Simple Estate.
 Privacy Statement: In compliance with the Gram-Leach-Bliley Act, the appraiser will not provide any nonpublic personal information to any person or entity where that information will be used for solicitation purposes. This information may be shared among parties to process and service the consumer's transaction.

SCOPE OF WORK

See all Definitions described in this report. Please be aware of the appraiser's definition of "Inspection". The term inspection found anywhere in this report is to mean a "Visual Inventory" of the subject's or comparable property's components. This is opposed to a "Home Inspection" which investigates the appropriateness and soundness of various components of the improvements. Appraiser is not a Home Inspector; this report should not be relied upon to disclose any conditions and/or defects present in the subject property. The appraiser's report does not guarantee the property free of defects. A professional Home Inspector is recommended. This appraisal meets the supplemental standards associated with FANNIE MAE's form 1004b (FREDDIE MAC's form 439).

Other USPAP requirements

Neither police records or past issues of newspapers have been researched concerning the subject property's past use for anything that might effect the safety or health of present and future occupants. This includes but is not limited to the by-products of methamphetamine production, infectious disease, or environmental hazards. If available in the normal course of business the appraiser has evaluated any previous sales, and current contract, listing, or option of the subject property for its applicability in forming an opinion of current market value and/or marketability. See also additional scope of work.

HYPOTHETICAL CONDITIONS / EXTRAORDINARY ASSUMPTIONS

There are no hypothetical conditions unless specifically enumerated herein. There are no extraordinary assumptions unless specifically enumerated herein.

ADDITIONAL APPRAISER CERTIFICATIONS

My analysis, opinions, and conclusions, were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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) Clark County records were used for the site land value.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data Building-Cost.net	DWELLING 1,876 Sq.Ft. @ \$ 60.25	= \$ 113,029
Quality rating from cost service N/A	Effective date of cost data 2019	= \$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)	Garage/Carport 0 Sq.R. @ \$	= \$
Reproduction cost information was obtained from Building-Cost.net as well as the Appraisers data base. Depreciation was based on the Age/Life Method. Site Value was based on Sales comparison and extraction analysis. See Land Grid. No significant functional or external obsolescence that would negatively affect value was noticed by the appraiser. R.E.L. based on Age/Life Method is 50/55 years.	Total Estimate of Cost-New Less Physical Functional External Depreciation 37,673	= \$ 113,029 = \$(37,673)
	Depreciated Cost of Improvements	= \$ 75,356
	"As-Is" Value of Site Improvements	= \$

Estimated Remaining Economic Life (HUD and VA only) 40 Years INDICATED VALUE BY COST APPROACH = \$ 91,966

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 units _____ Total number of units sold _____
 Total number of phases _____ Total number of units _____ Data source(s) _____
 Total number of units rented _____ Total number of units for sale _____
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. _____
 Does the project contain any multi-dwelling units? Yes No Data Source _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

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

Describe common elements and recreational facilities.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no adverse environmental conditions and makes no warranties 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.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Small Residential Income Property Appraisal Report

4601123677
File # 4601123677

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

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

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

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


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

SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

- 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.
- 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.
- 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.
- 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.
- 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 Robert Triebelhorn
Company Name Triebelhorn Appraisals
Company Address 3744 Madrid Ct. Springfield, OH 45502-9407
Telephone Number (937) 477-1487
Email Address robert@triebelhornappraisals.net
Date of Signature and Report 04/03/2020
Effective Date of Appraisal 03/23/2020
State Certification # 2007004973
or State License # _____ State # _____
or Other (describe) _____
State OH
Expiration Date of Certification or License 11/28/2020

ADDRESS OF PROPERTY APPRAISED
3660 - 3664 Troy Rd
Springfield, OH 45504

APPRAISED VALUE OF SUBJECT PROPERTY \$ 91,700

LENDER/CLIENT

Name No.AMC
Company Name Security National Bank
Company Address 40 South Limestone Street, Springfield, OH
45502
Email Address http://vendors.mercurymp.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

COMPARABLE LISTINGS

FEATURE	SUBJECT	COMPARABLE LISTING # 1	COMPARABLE LISTING # 2	COMPARABLE LISTING # 3
Address	3660 Troy Rd # 3664 Springfield, OH 45504	1132-1134 Murray St Springfield, OH 45503 5.08 miles SE	213-215 Orth Dr New Carlisle, OH 45344 9.07 miles W	411-413 Villa Dr New Carlisle, OH 45344 8.98 miles W
Proximity to Subject				
List Price	\$	\$ 100,000	\$ 103,900	\$ 103,900
List Price/Gross Bldg. Area	\$ sq.ft. \$	41.29 sq.ft.	61.30 sq.ft.	61.26 sq.ft.
Last Price Revision Date		03/09/2020	03/19/2020	03/19/2020
Gross Monthly Rent	\$	650 \$	1,300 \$	1,300 \$
Gross Rent Multiplier	\$	68.38	76.92	79.92
Price per Unit	\$	50,000	51,950	51,950
Price per Bedroom	\$	10,000	12,988	8,658
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)		DAB MLS, ClarkCoRecs, Driveby	DAB MLS, GreeneCoRecs, Driveby	DAB MLS, ClarkCoRecs, Driveby
Verification Source(s)		DABR, ClarkCo/Driveby	DABR, GreeneCo/Driveby	DABR, ClarkCo/Driveby
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing	Listing	0 Listing	0 Listing	0 Listing
Concessions	0	0	0	0
Days on Market	32	018	009	
Location	N:Res:Res	N:Res:Res	N:Res:Res	N:Res:Res
Leashold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	14,375 sf	+2,200	10,000 sf	+1,100
View	N:Res:Res	N:Res:Res	N:Res:Res	N:Res:Res
Design (Style)	Ranch	Duplex	Duplex	Duplex
Quality of Construction	Q3	Q4	Q3	Q3
Actual Age	49	-1,000	29	-350
Condition	C4	C4	C4	C4
Gross Building Area	1,876	2,422	1,695	1,696
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Unit # 1	4 2 1	5 2 1	0 4 2 1	0 6 2 1
Unit # 2	4 2 1	5 2 1	0 4 2 1	0 6 2 1
Unit # 3				
Unit # 4				
Basement Description	0	-4290	0	0
Basement Finished Rooms	0	0	0	0
Functional Utility	Avg 2 - 2 Bed	Avg 2 - 2 Bed	Avg 2 - 2 Bed	Avg 2 - 2 Bed
Heating/Cooling	FA/CAC	+2,000	FA/Window	+2,000
Energy Efficient Items	Thermal Win	Thermal Win	Thermal Win	Thermal Win
Parking On/Off Site	Drive/Lot	-5,000	2 Car/Att/Driveway	-5,000
Porch/Patio/Deck	FrPad/Rear Pat	+500	FrPad	+1,000
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,419	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,465
Adjusted List Price of Comparables	Net Adj. 9.4 %	Net Adj. 1.4 %	Net Adj. 1.4 %	Net Adj. 0.5 %
Adjusted Price Per Unit (Adj. LP Comp / # of Comp Units)	Gross Adj. 19.8 %	Gross Adj. 11.7 %	Gross Adj. 11.7 %	Gross Adj. 10.9 %
Adjusted Price Per Room (Adj. LP Comp / # of Comp Rooms)	\$ 45,291	\$ 52,683	\$ 52,683	\$ 52,200
Adjusted Price Per Bedrm (Adj. LP Comp / # of Comp Bedrooms)	\$ 9,058	\$ 13,171	\$ 13,171	\$ 8,700
Analysis/Comments	\$ 22,645	\$ 26,341	\$ 26,341	\$ 26,100

Supplemental Addendum

File No. 4601123677

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Security National Bank		

IDENTIFICATION OF THE PROBLEM & SCOPE OF WORK

CLIENT: Security National Bank

INTENDED USER: The Intended User of this appraisal report is the Lender/Client, Security National Bank

INTENDED USE: 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."

TYPE OF OPINION: Market value, according to definition in The Dictionary of Real Estate Appraisal.

EFFECTIVE DATE: 03/23/2020

CHARACTERISTICS ABOUT SUBJECT: The subject is a Ranch 2 family residence; the interest being appraised is Fee Simple.

ASSIGNMENT CONDITIONS: There are no extraordinary assumptions, hypothetical conditions, supplemental standards or jurisdictional exceptions in this report.

SCOPE OF WORK

Assumptions and Limiting Conditions

This appraisal report has been made with the following assumptions and conditions:

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the Appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the Appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The Appraiser is not responsible for unauthorized use of this report.

The legal description furnished is assumed to be correct. The Appraiser assumes no responsibility for matters legal in character, nor renders any opinion as to the title which is assumed to be good.

GENERAL ASSUMPTIONS OR SCOPE

Assumptions and Limiting Conditions

This appraisal report has been made with the following assumptions and conditions:

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the Appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the Appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The Appraiser is not responsible for unauthorized use of this report.

The legal description furnished is assumed to be correct. The Appraiser assumes no responsibility for matters legal in character, nor renders any opinion as to the title which is assumed to be good.

The Appraiser has made a sketch of the improvements taken from the measurements of the exterior of the building.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the Appraiser. The Appraiser has no knowledge of the existence of such material(s) on or in the property. The Appraiser is not qualified to detect such substance(s). The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties. The value estimates are predicated on the assumption that there were no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such condition or for expertise or engineering knowledge required to discover them.

The Appraiser assumes that there are no hidden or unapparent conditions of the property or subsoil which would render them more or less valuable. The Appraiser assumes no responsibility for such condition(s) or for engineering studies which might be required to discover such factors.

Supplemental Addendum

File No. 4601123677

Borrower	Paul V. Grimm		
Property Address	3680 - 3684 Troy Rd		
City	Springfield	County	Clark
	State	OH	Zip Code 45504
Lender/Client	Security National Bank		

EXTENT TO WHICH PROPERTY IS IDENTIFIED

Physical Characteristics

In this appraisal assignment, I viewed the interior and exterior of the subject improvements in order to gather information about the physical characteristics of the subject improvements that are relevant to the valuation problem.

Legal Characteristics

I relied on the Springfield OH Zoning Department for information regarding zoning of R1 520 Multi Family Residential and the Clark County Auditor for legal description (Colonial Acres Sub Sec 2 11) and Assessor's Parcel Number (0500200020209006). I did not research the presence of such items independently.

EXTENT TO WHICH THE PROPERTY IS INSPECTED

I viewed the interior and exterior of the property on 03/23/2020 @ 09:00 A.M.

TYPE AND EXTENT OF THE DATA RESEARCHED

Sales of similar properties that have occurred over the past months were researched in the sections of Clark County, Ohio. I located 7 sales and 5 current listings in the market area researched. Comparables were selected based on the physical and location characteristics. Of these sales, the three considered to be most similar were used in the Sales Comparison approach.

TYPE AND EXTENT OF ANALYSES APPLIED TO ARRIVE AT OPINIONS AND CONCLUSIONS

Data Gathering

The subject's market area was searched back at least to the requirements of USPAP and the Client/Lender (as reported herein) and more probably to a greater extent to both validate other sources of information and to provide both a basis and subsequent sales to determine any market appreciation and/or trends in the subject area. Such analysis is often considered a fourth approach to value.

Appraiser used some or all of these specific data sources for this report: Driveby Inspection of General Neighborhood; Complete Visual Inspection of Subject Property; Actual Measurement by Appraiser of Subject's GLA; County Records for Subject Property, Listings and Comparables Sales used in this report; MLS covering Subject Neighborhood; as well as any or all information verified as second source with Subject Owner, Comparable Sale Buyer/Seller, Client, Lender's Agent/Representative, any Realtor in the Area, Seller's Agent, Buyer's Agent, Attorney(s) for any party with any interest in the Subject Property, Listing or Comparable Sales used in this report, Zoning Board and/or Other Governmental Agency, and any other party and/or entity with any interest or knowledge in the Subject, Listing or Comparable Sales used in this report. This list should not be considered exhaustive and any additional sources will be specifically enumerated herein.

All sources of data/information outlined above were relied upon by Appraiser to the extent that any source of information, with due diligence, could be re-verified with a second source unless otherwise specifically noted in this report.

However, the appraiser has made no attempt to make discovery of neighborhood influences such as, but not limited to, registered sex offenders, criminal activity (such as methamphetamine labs, etc.) or interim rehabilitation facilities/half-way houses and that the client may desire to check this information for themselves.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of market value in terms of cash or financing terms equivalent to cash. Any appraiser compensation is not contingent on the reporting of a predetermined value or direction that favors the cause of the client, the amount of the value estimate, the attachment of a stipulated results or the occurrence of a subsequent event. The appraiser's analysis, opinion and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisers Foundation.

Sales Comparison

The Sales Comparison was performed by a quantitative analysis by comparing the subject to similar properties that have a recent marketing history. All sales adjustments represent cash equivalency method. Adjustments made in this report may be based upon the paired analysis of the specific comparables sales included in this report.

When doing the Sales Comparable Analysis the appraiser also calculated all the information using a Weighted Average Method. All the components of the grid page are looked at and the sizes of the adjustments are all considered. Those weights are based on a mathematical analysis of adjustments the appraiser made to the comparables. Comparables that have the fewest number of gross adjustments are considered more comparable to the subject than those with more and are therefore weighted more heavily.

Recent discussion in Appraising the Appraiser, by Richard C. Sorenson, MAI, Appraisal Institute, states that when appraising properties of few or no similar properties, it is acceptable to use comparables that are "obviously superior" and "obviously inferior" to the subject property. Use of such comparables will provide insight into the neighborhood and bracketing benchmarks.

Digital Photos

All photos in this report are original, digital photos and have not been modified or altered in any way. Some of the comparable photos may have been taken by a realtor for use at the time of sale. All of the subject photos are current and were taken at the time of inspection.

Supplemental Addendum

File No. 4601123677

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Security National Bank		

Electronic Signatures

This report utilizes electronic signatures. The electronic signature carries the same level of authenticity and responsibility as an ink signature. All electronic signatures in this report have a security feature maintained by individual password for each signing appraiser.

Appraiser is not responsible for any additions, deletions, and/or alterations made to this report unbeknownst to appraiser. Nor should anyone other than the named Intended User and their assigns rely on this report for anything other than what is stipulated herein.

Definitions

Provided below are more specific definitions of various wording, terms of art and subject matter. This list is not exhaustive and may be additionally defined in the report.

Appraisal: (noun) the act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Appraiser: a state licensed or state certified individual who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective.

Appraisal is a branch of applied economics. It is distinct from the applied sciences (engineering, surveying, mold or environmental testing, etc), from the building trades (home inspection, pest and dry rot inspection, roof inspection, construction, etc.), and from the applied arts (architecture, home design or drafting).

The appraiser is not a home inspector and the appraisal report is not a home inspection. The appraisal report cannot be relied upon to disclose hidden defects that are not apparent from a visual observation of the surfaces of the subject property from standing height.

The testing of systems (structural, electrical, mechanical, heating, cooling, plumbing) and components (such as appliances, fixtures, doors, windows, etc.) lies outside of the scope of this appraisal assignment.

Inspection: A visual observation of the unobstructed, exposed surfaces of accessible areas from standing height.

Intended User: The intended user of this report is the client named in this report and its ultimate funding source. In accordance with the Appraisal Standard Board's interpretation of Certification # 23, the use of this appraisal by anyone other than the named client and its ultimate funding source is not intended by the appraiser.

This report is not intended for use by the borrower for the purpose of identifying any adverse conditions in the subject's systems and components which might be revealed by any inspections by licensed professionals in any relevant field. This appraisal does not guarantee that the subject property is free of undetected problems, possible defects or environmental hazards that could exist.

Use: Reading the appraisal report or possessing the report does not constitute use. Relying on the appraisal report to understand how the appraiser developed the opinion of value does not constitute use. Use means relying on the appraisal report to make a decision or to take an action

If the subject is in an area zoned for single family property and the site is improved with a single family property and appraiser was not supplied with a survey of the subject site, then no effort was made to ascertain whether the subject is located within appropriate setbacks, as dictated by zoning. The subject site size appears to be in conformance with zoning requirements based solely upon complete visual inspection (see above). Should the intended user of the appraisal report have concerns over the subject's legality, an appropriate survey from a licensed surveyor would be recommended.

If hairline cracks in the foundation walls were observed and are common in other residences in this market, then the appraiser did not alter the opinion of market value and did not specifically address this condition in this report. Please note, the appraiser is not an expert with regard to foundation issues and the client, if concerned, is invited to employ the services of experts in this area to assure that the cracks are not indicative of a foundation problem.

Note again, the appraiser is not competent to make a judgment about the condition relating to the foundation, roof, exterior walls, etc. The appraiser has made a visual observation (see Complete Visual Inspection) of the exterior surfaces from ground level, and the reported conditions only reflect the apparent surface condition. If the client has concerns regarding the condition of these items, an inspection by a qualified party would be highly recommended.

Any discussion in this report of the condition of the subject property is relative to the other comparable properties in the neighborhood, including needed repairs and/or deterioration which are based on the market expectations for the price range and location of the property.

As a class, any Comparable Listings and/or Sales defined as coming from the neighborhood of the subject property are only those homes that are actually comparable to the subject and only those homes which are in the neighborhood defined on the Location Map included in this appraisal report.

In any newer subdivision, an outside sale means outside the control of the seller of the subject property, if originally purchased from the builder/developer, and not outside of the subdivision boundaries itself.

Any discussion of financial assistance and/or concessions, gift, downpayment assistance, etc. has been reported based on the contract provided to the appraiser. It is the appraiser's job to appraise the rights in realty for the specific real estate, not to appraise the deal itself. Therefore, if the sale price is increased beyond the comparables sale's indications of value because of sales concessions, the appraisal will fall short of that price. The seller concessions included in the subject's sale price are not a reason for an adjustment and, in some cases, will not result in the appraisal opinion being lower than the sale price. Using Residential Appraisal Report Forms, Mark R. Ratterman, MAJ, SRA. Appraisal Institute, 2005, Page 20-21.

Owner of record is the name (Paul V. Grimm) found on the public records labeled as data source as of the effective date of this appraisal for the subject property described herein.

Supplemental Addendum

File No. 4601123677

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd		
City	Springfield	County	Clark
		State	OH
		Zip Code	45504
Lender/Client	Security National Bank		

Competency Statement

The Subject property is located 16 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

• Small Income : Neighborhood - Description

The subject property is located in German Township approximately 3 blocks east of Ballentine Pike and 2 blocks south of Lawrenceville Drive, and is within one to eight miles of shopping centers, businesses, schools, police and fire protection. Employment stability in the area is good due to the diversity among major employers as well as private business sectors. Homes in the area are of varied age, style, appeal, and design and built from 1920s thru the present. Properties generally reflect average care and maintenance. There are no adverse conditions which would affect subject's value.

• Small Income : Neighborhood - Market Conditions

Market Conditions are average with supply slightly exceeding demand. There are no apparent trends which should affect the market area. Financing is readily available in the area and carry acceptable interest rates and terms. Marketing time is estimated to be within 6 months to a year, which would be considered typical for the area. Loan discounts, interest buydowns and concessions are not typical.

Marketing Time, Value, and Exposure Time

STANDARD 1 modified the requirement of 2012, that the appraiser, when developing an opinion of market value, also develop an opinion of reasonable exposure time linked to the market value opinion. Based on this development requirement, inclusion of the exposure time opinion in the report would be the appropriate means to indicate compliance with STANDARD 1 changes. USPAP Standards definition of EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. COMMENT: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. **The estimate of Exposure Time is within 4 months, and the opinion of Marketing Times is within 4 months. The Estimated Remaining Life is 40 Years.**

• FIRREA/USPAP Addendum :

This report is intended only for the use in mortgage loan financing, and its use or reliance on by anyone other than the client is prohibited. Any other use is strictly prohibited without the express written consent of the appraiser. A party receiving a report copy from the defined client does not a consequence, become a party to the appraiser-client relationship. The appraiser is not responsible for unauthorized uses.

• Small Income : Neighborhood - Boundaries

Subject property is located in the German Township approximately 3 blocks east of Ballentine Pike and 2 blocks south of Lawrenceville Drive ; boundaries include: State Route 334 - North, State Route 54 - East, Interstate 75 - West, and State Route 73 - South. See attached map.

• Small Income : Improvements - Additional Features

Subject property has typical energy efficient items for this area including ceiling fans, high-efficiency Radiant heat with no air conditioning, thermal windows with screens, a living room, Kitchen with a dining area and laundry hook-ups, 2 bedrooms and a bath on each side, a Front Pad and an uncovered concrete patio on each side, plus one storage shed, and a gravel lot for car parking. The subject has Municipal water and a septic system.

• URAR: Site - Highest and Best Use

The subject being a two family Residence amid others of all Multi Unit Family Residences supports the conclusion of what was legally permissible and physically possible, and based on my understanding of current economic conditions, it is my opinion that it is maximally productive and therefore the highest and best use of the property would be as is, a two Family Residence.

Marcellus Shale

There was no digging or drilling present for Oil/Gas/Mineral deposits within 200 feet of the property. (a) Oil/Gas/Mineral leases are not common in the Market area ie. not present in the 5 counties I do, ie. Clark, Champaign, Greene, Montgomery and Logan counties (b) Since I have never seen Digging or Drilling for the above areas, Appraiser does not know what the impact would have on Marketability.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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

Example:

3.2 indicates three full baths and two half baths.

Market Conditions Addendum to the Appraisal Report

4601123677
File No. 4601123677

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 3660 - 3664 Troy Rd City Springfield State OH ZIP Code 45504

Borrower Paul V. Grimm

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.

Inventory Analysis

	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	1	4	0	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.17	1.33	0	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	2	3	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	1.5	0	<input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months			Overall Trend
Median Comparable Sale Price	119,000	115,750	0	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	107	154	0	<input type="checkbox"/> Declining <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Increasing
Median Comparable List Price	0	113,000	115,000	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	120	23	<input checked="" type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0	0.78	0	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining

Seller (developer, builder, etc.) paid financial assistance prevalent? Yes No

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.). Existing homes competitive to the subject had few if any concessions associated with the deal. Due to the lack of sufficient data, appraiser was unable to complete the Overall Trend grid. Due to the lack of sales in the subject's immediate area, appraiser had to go out 10 miles to achieve comparables.

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 MLS reports do not indicate and REO sales in this market. Homes in the immediate area of the subject do not fall in that general parameter.

Cite data sources for above information. Foreclosure, REO and concession estimates are based on data in the MLS, public records reviewed by the appraiser, statistics published online in the local media, and specified in the attached 1004MC Clarification of Scope of Work.

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. As shown, properties competitive to the subject have followed area trends of a slight decline. The current to 3 month period may be down to seasonal variations, as sales are higher March - August vs September - February.

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

Subject Project Data	Project Name:		
	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Total # of Comparable Sales (Settled)			
Absorption Rate (Total Sales/Months)			
Total # of Active Comparable Listings			
Months of Unit Supply (Total Listings/Ab.Rate)			
Are foreclosure sales (REO sales) a factor in the project?	<input type="checkbox"/> Yes <input type="checkbox"/> 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.

Signature	Signature
Appraiser Name <u>Robert L. Triebelhorn</u>	Supervisory Appraiser Name
Company Name <u>Triebelhorn Appraisals</u>	Company Name
Company Address <u>3744 Madrid Ct, Springfield, OH 45502-9407</u>	Company Address
State License/Certification # <u>2007004973</u> State <u>OH</u>	State License/Certification #
Email Address <u>robert@triebelhornappraisals.net</u>	Email Address

Appraisers License-2020

**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING**

AN APPRAISER LICENSE/CERTIFICATE

has been issued under ORC Chapter 4763 10:

NAME Robert L. Triebelhorn

LICENS# NUMBER 2007004973

LIC LEVEL Certified Residential Real Estate Appraiser

CURRENT ISSUE DATE 10/31/2019

EXPIRATION DATE 1/26/2020

ISSUE DUE DATE 1/26/2020

Appraisers E & O Insurance-2020



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: RAP4112163-19

Renewal of: RAP4112163-18

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

Item 1. Named Insured: Robert L. Triebelhorn

Item 2. Address: 3744 Madrid Court
City, State, Zip Code: Springfield, OH 45502

Item 3. Policy Period: From 11/17/2019 To 11/17/2020
(Month, Day, Year) (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: \$ 598.00

Item 7. Retroactive Date (if applicable): 11/17/2006

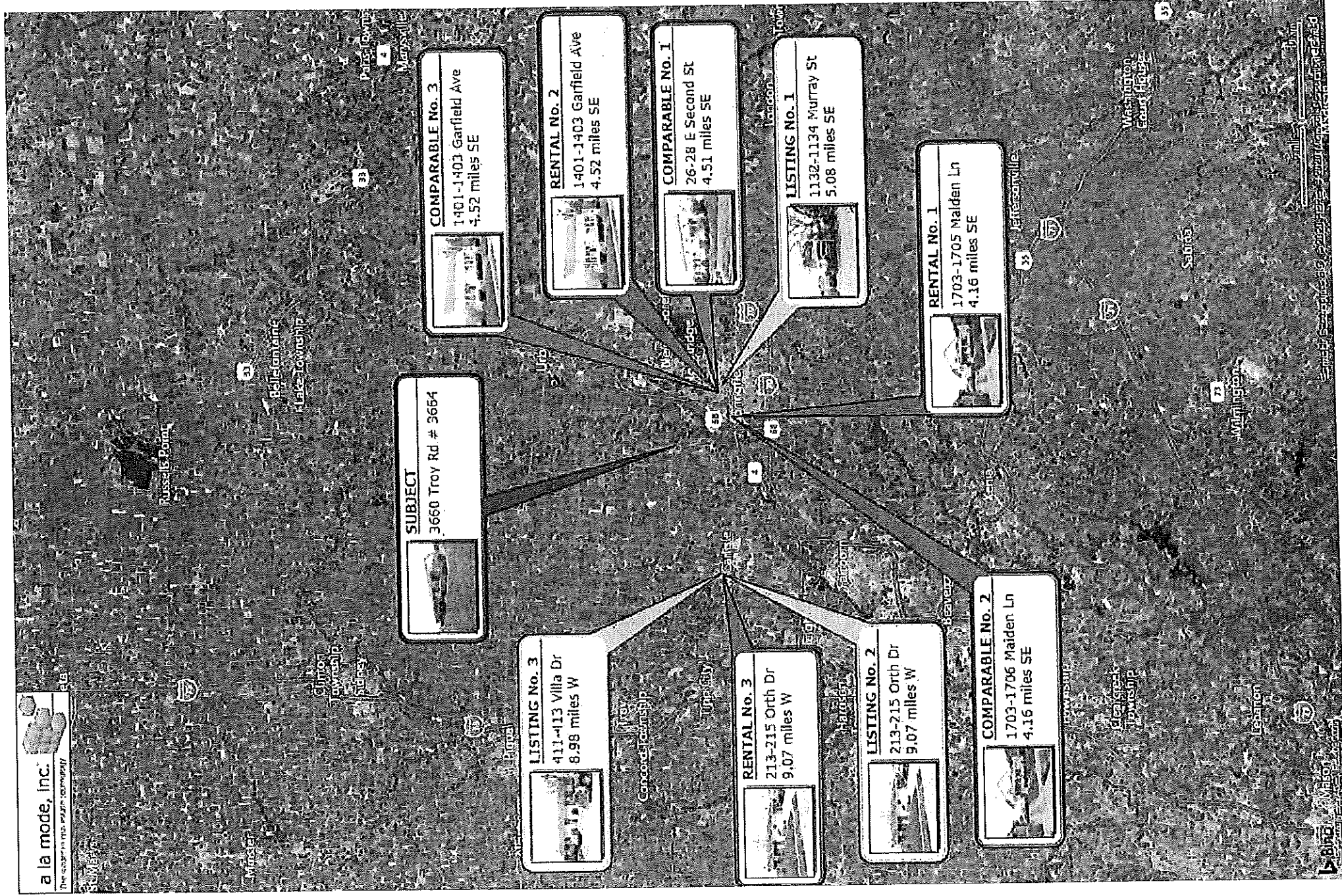
Item 8. Forms, Notices and Endorsements attached:

D-42100 (03/15) D-42300 OH (05/13) IL7524 (08/12)
D-42413 (06/17) D-42412 (03/17) D-42408 (05/13) D-42402 (05/13)

Robert H. Landy
Authorized Representative

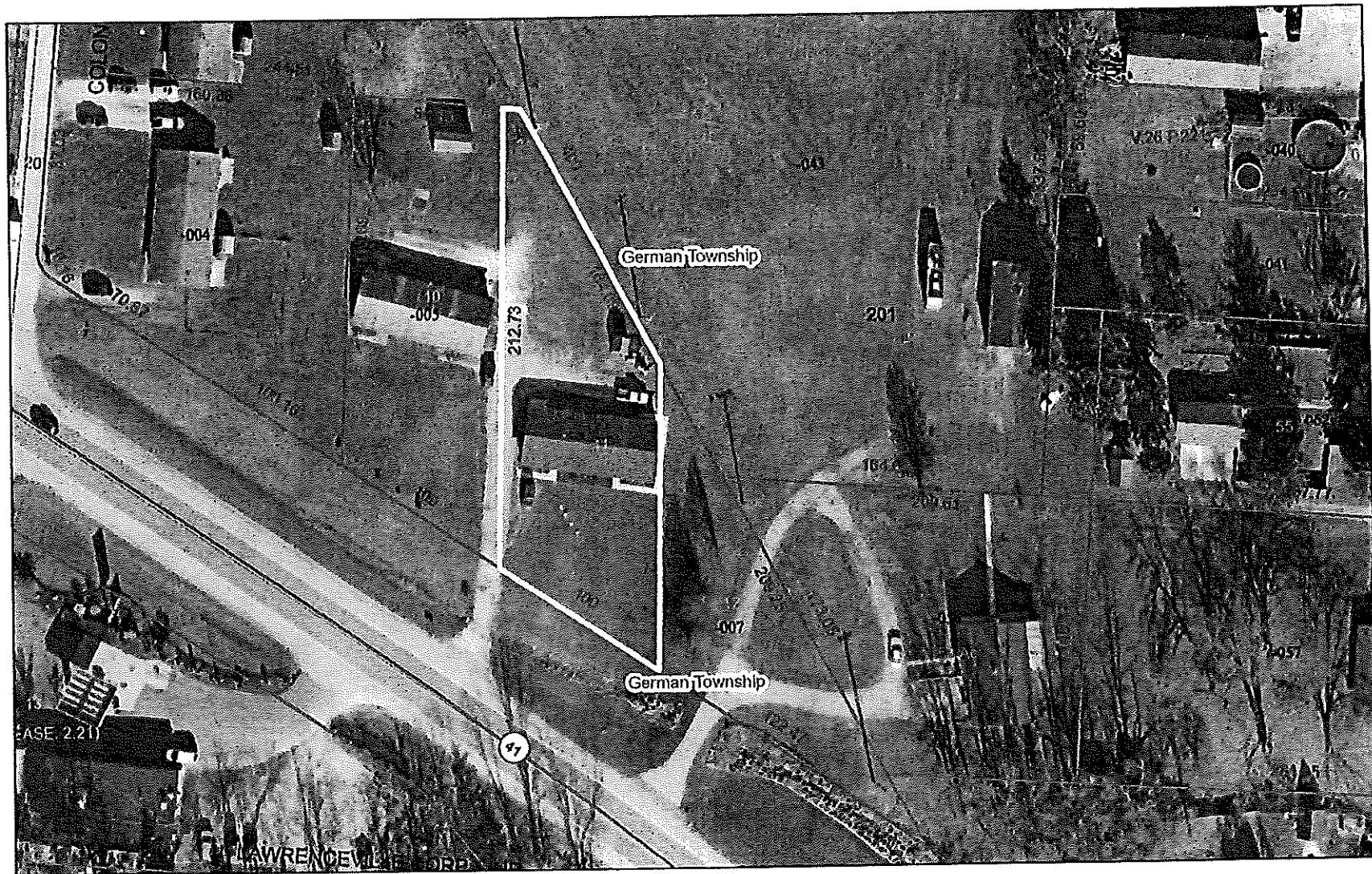
Location Map

Borrower	Paul V. Grimm	State	OH	Zip Code	45504
Property Address	3660 - 3664 Troy Rd	County	Clark		
City	Springfield				
Lender/Client	Security National Bank				

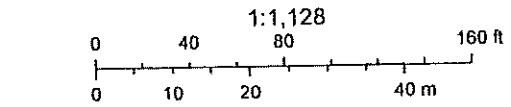


Clark County Ohio GIS

Aerial Plat Map



March 18, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Clark County GIS Department
Copyright 2016 Clark County Ohio GIS.

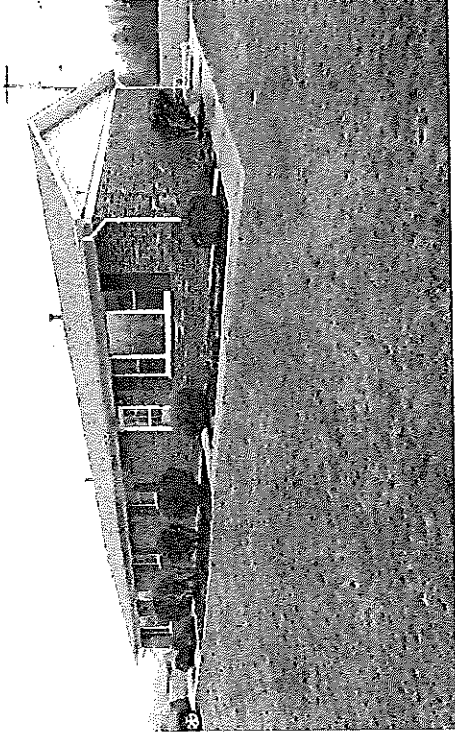
Form SONLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photo Page

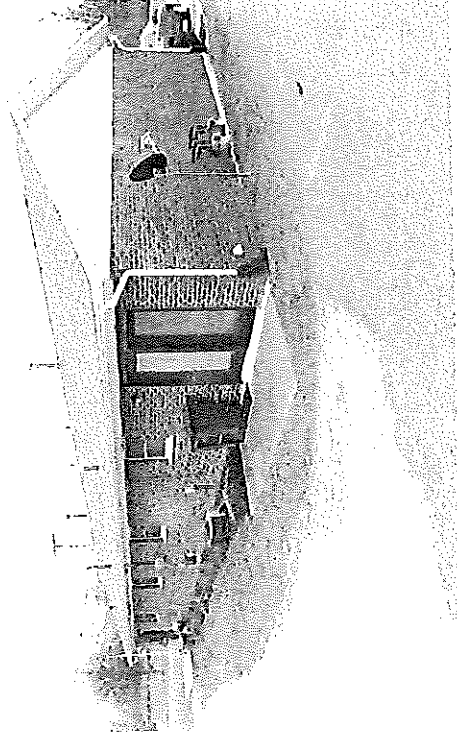
Borrower	Paul V. Grimm			
Property Address	3660 - 3664 Troy Rd			
City	Springfield	State	OH	
	County	Clark	Zip Code	45504
Lender/Client	Security National Bank			

Subject Front

3660 Troy Rd # 3664
Sales Price
Gross Building Area 2,356
Tot. Rooms 8
Tot. Bedrooms 4
Total Baths 2
Location N;Res;Res
View N;Res;Res
Site Area 14,375 sf
Quality Q3
Age 49



Subject Rear & Deck



Subject Street



Subject Interior Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank	Zip Code	45504

Subject Street

3660 Troy Rd # 3660 - 3664
Sales Price
Gross Building Area 1,876
Age 49



Subject Front



Subject Rear

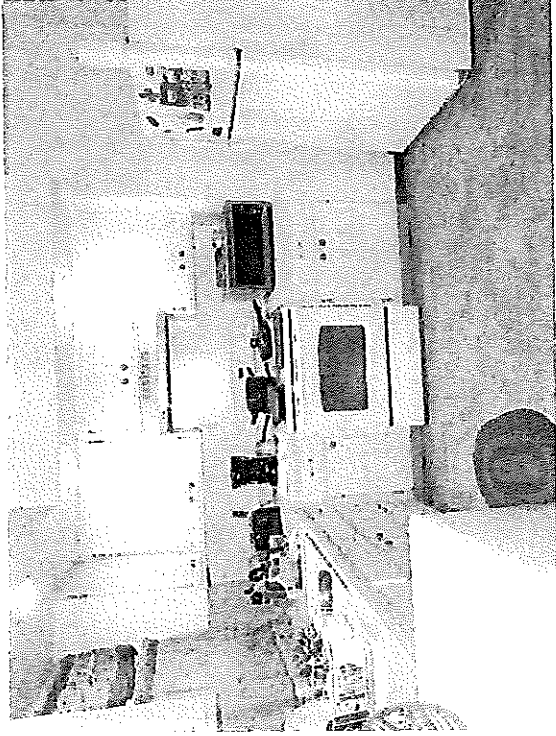


Subject Interior Photo Page

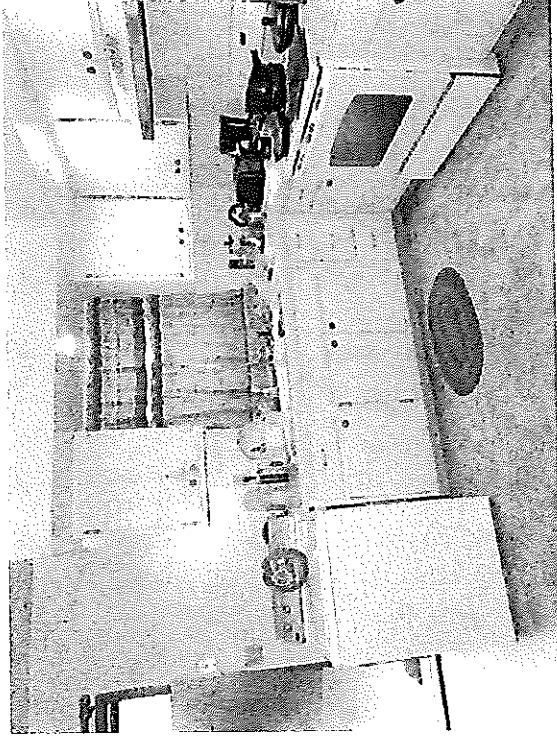
Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd		
City	Springfield	County	Clark
Lender/Client	Security National Bank	State	OH
		Zip Code	45504

Unit 3664- Kitchen

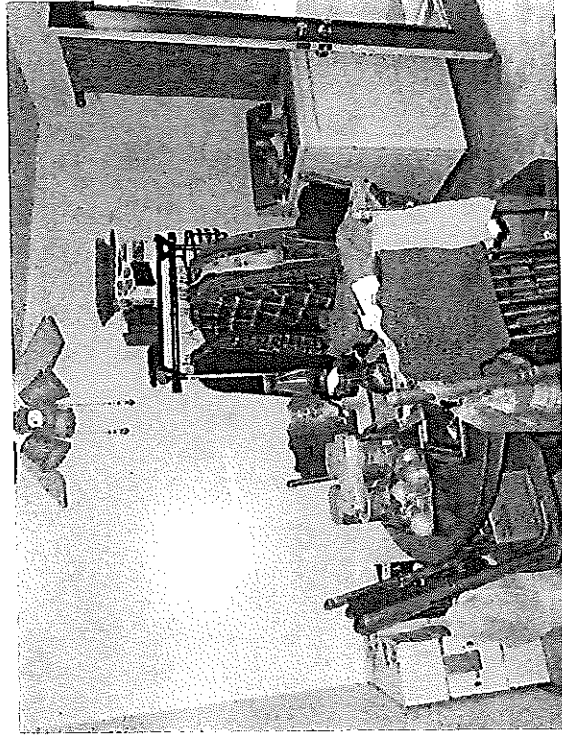
3660 Troy Rd # 3664
Sales Price
Gross Building Area 1,876
Age 49



Kitchen



Kitchen/ Dining Area

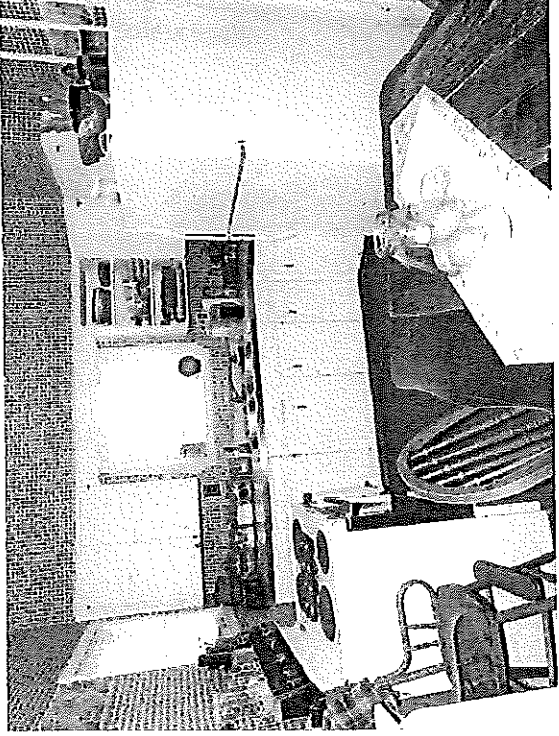


Subject Interior Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank		
		Zip Code	45504

Kitchen & Dining Area

3664 Troy Rd # 3664
Sales Price
Gross Building Area 1,876
Age 49



Living Room



Living Room

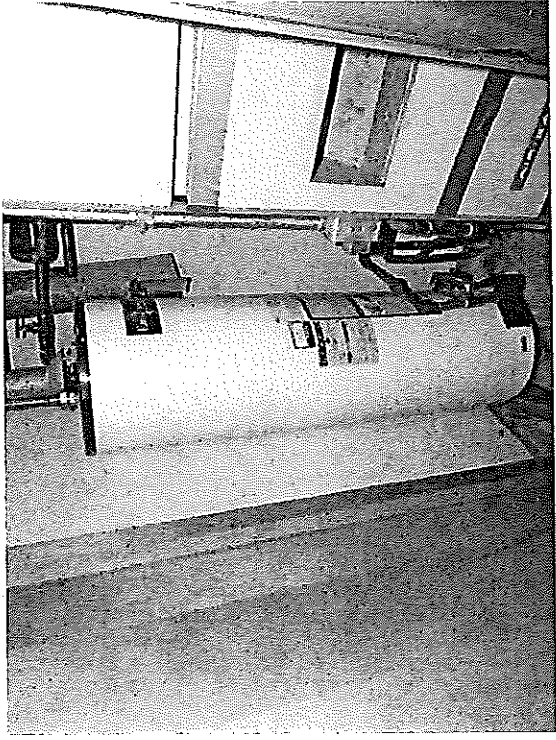


Subject Interior Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank	Zip Code	45504

Mechanicals

3660 Troy Rd # 3664
Sales Price
Gross Building Area 1,876
Age 49



Bedroom

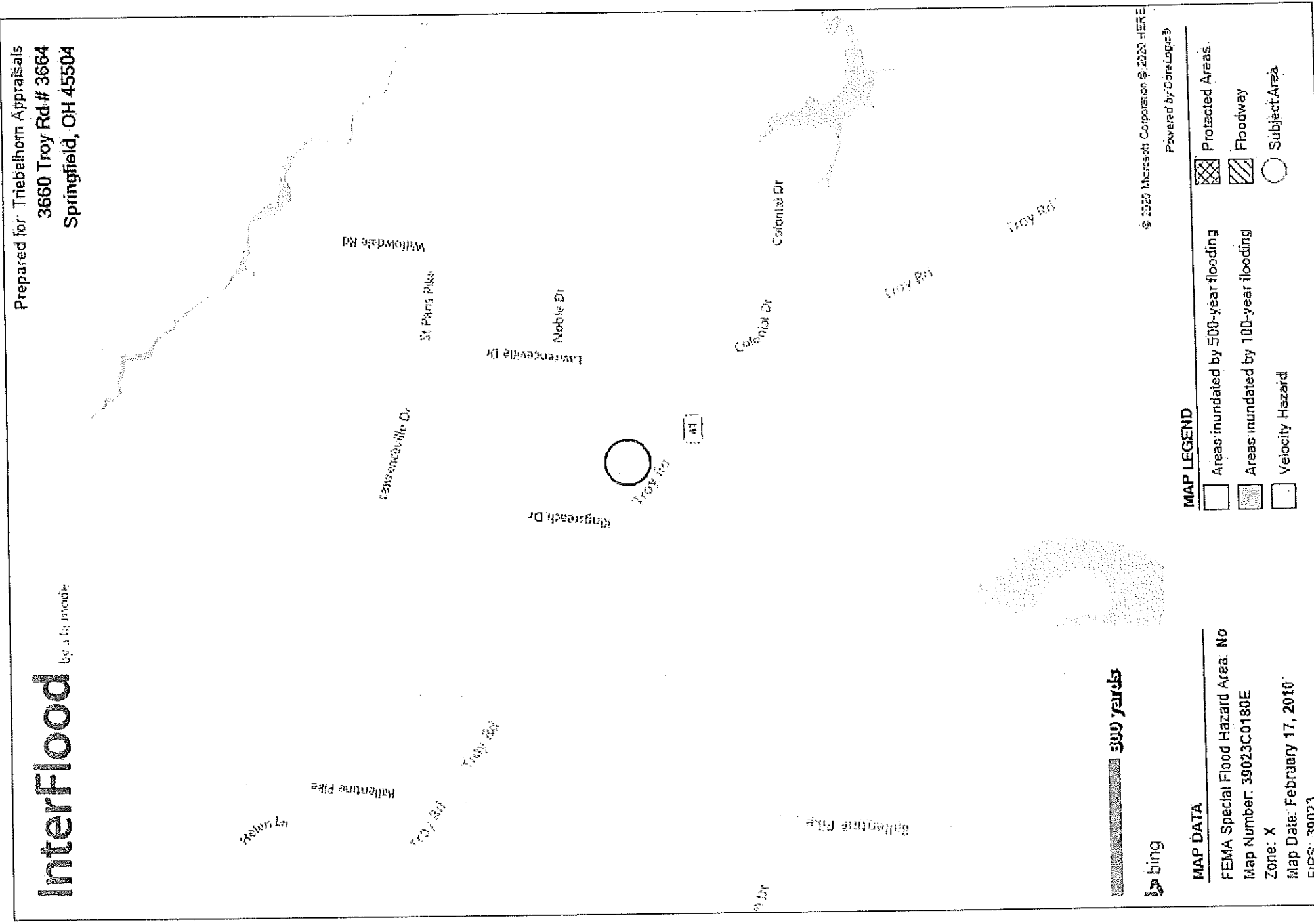


Bedroom



Flood Map

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank		
		Zip Code	45504



500 yards

MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 39023C0180E
 Zone: X
 Map Date: February 17, 2010
 FIPS: 39023

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas.
- Floodway
- Subject Area

Subject Interior Photo Page

Borrower	Paul V. Grimm			
Property Address	3660 - 3664 Troy Rd			
City	Springfield	County	Clark	
	State	OH	Zip Code	45504
Lender/Client	Security National Bank			

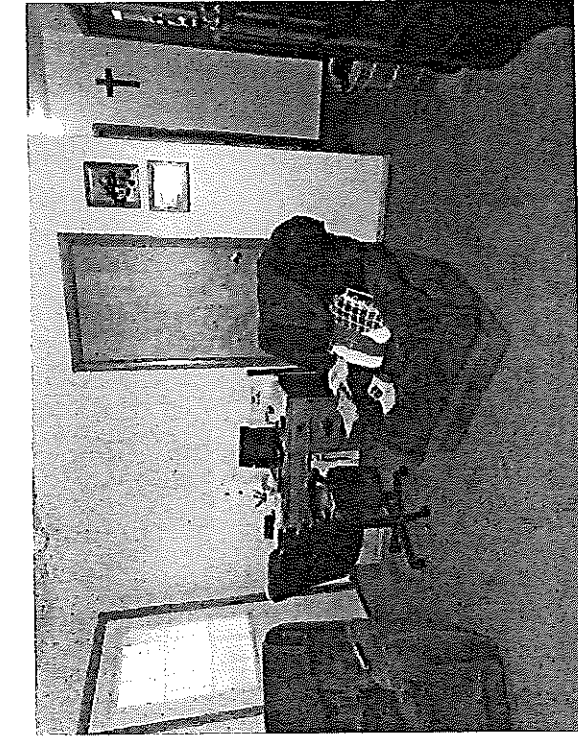
Bath

Troy Rd # 3664

Sales Price

Gross Building Area 1,876

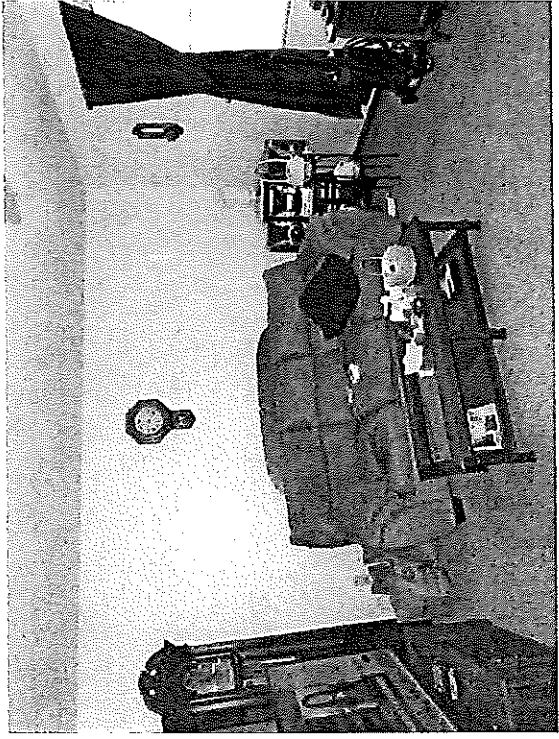
Age 49



Unit 3660 - Living Room

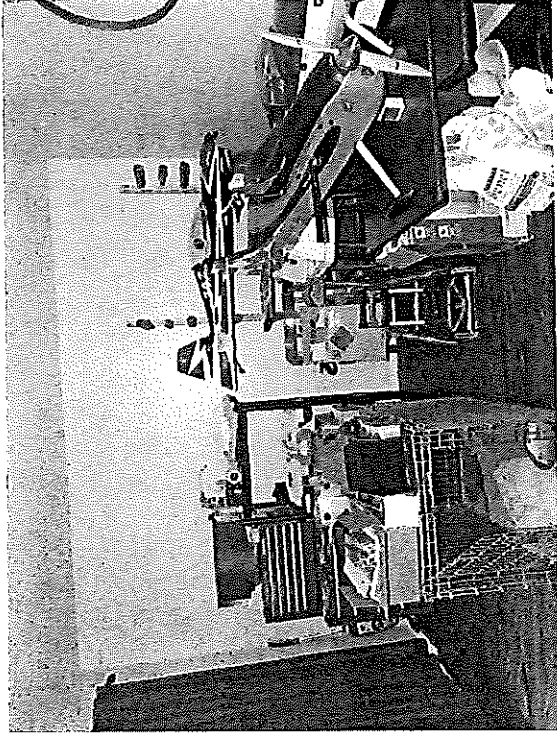
Subject Interior Photo Page

Borrower	Paul V. Grimm			
Property Address	3660 - 3664 Troy Rd			
City	Springfield	County	Clark	
	State	OH	Zip Code	45504
Lender/Client	Security National Bank			

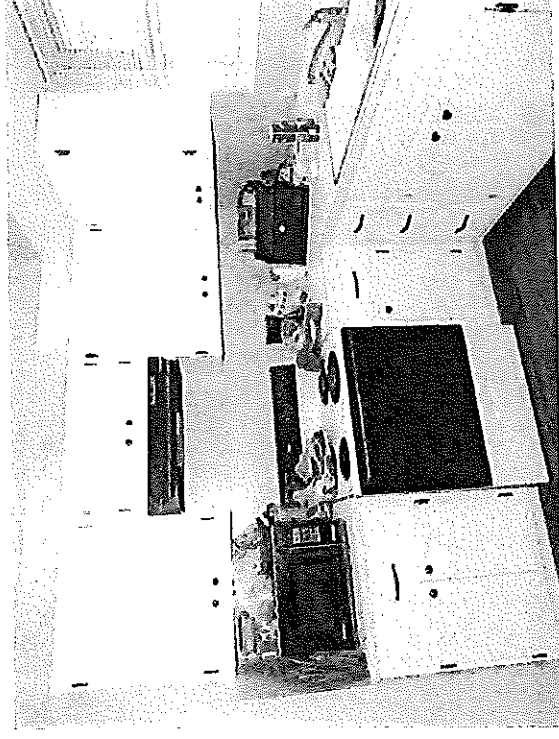


Living Room

3660 Troy Rd # 3664
Sales Price
Gross Building Area 1,876
Age 49



Bedroom #1



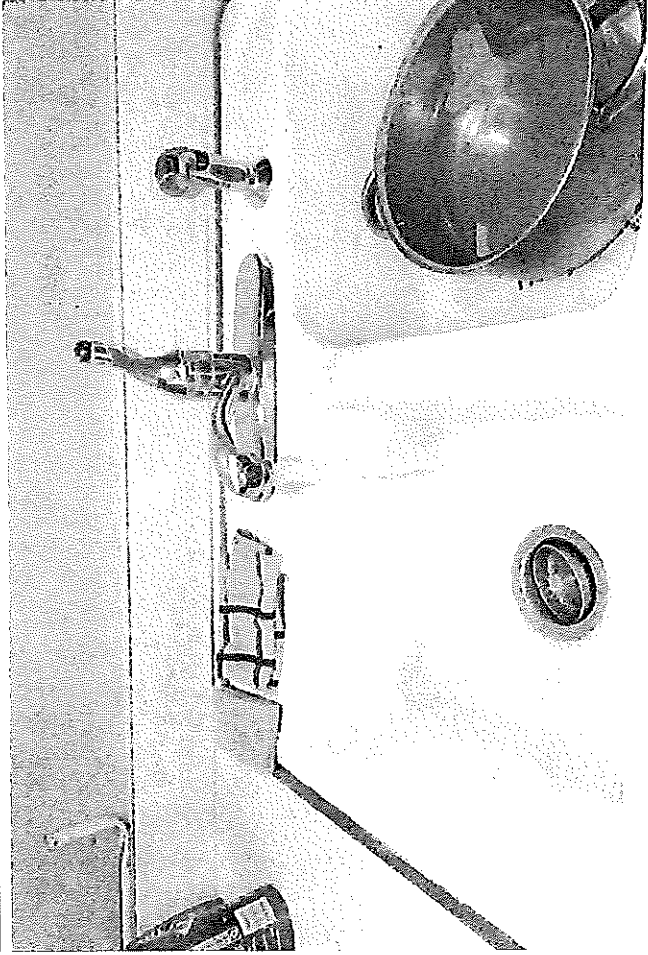
Kitchen

Subject Photo Page

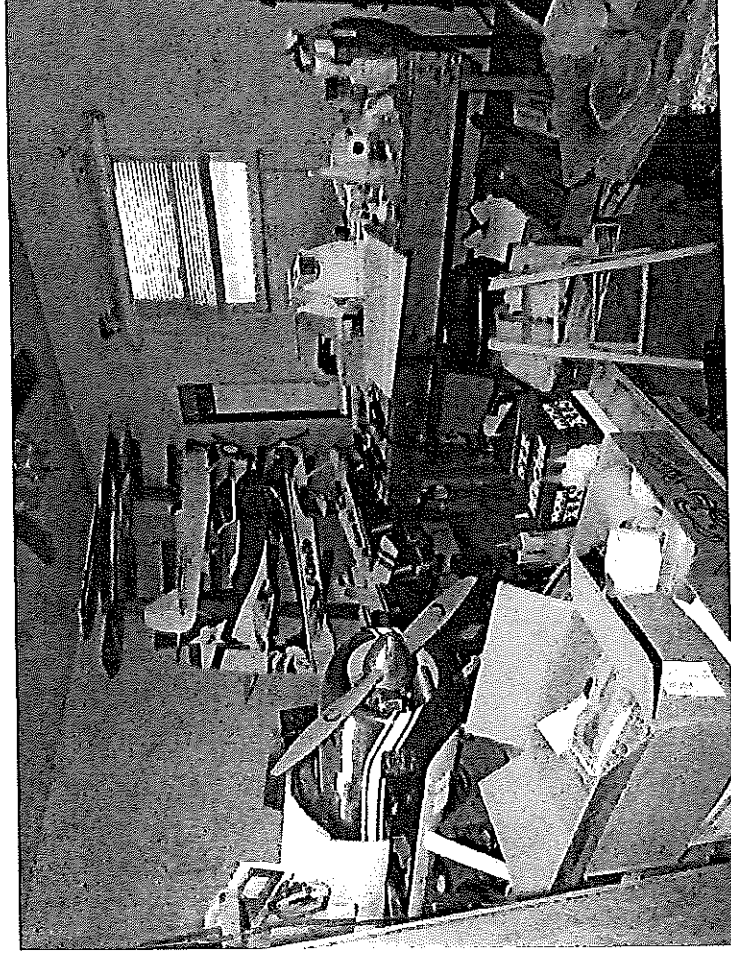
Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank		
		Zip Code	45504

Utilities Were On

3660 Troy Rd # 3664
Sales Price
G.L.A. 2,356
Tot. Rooms 8
Tot. Bedrms. 4
Tot. Bathrms. 2
Location N;Res;Res
View N;Res;Res
Site 14,375 sf
Quality Q3
Age 49



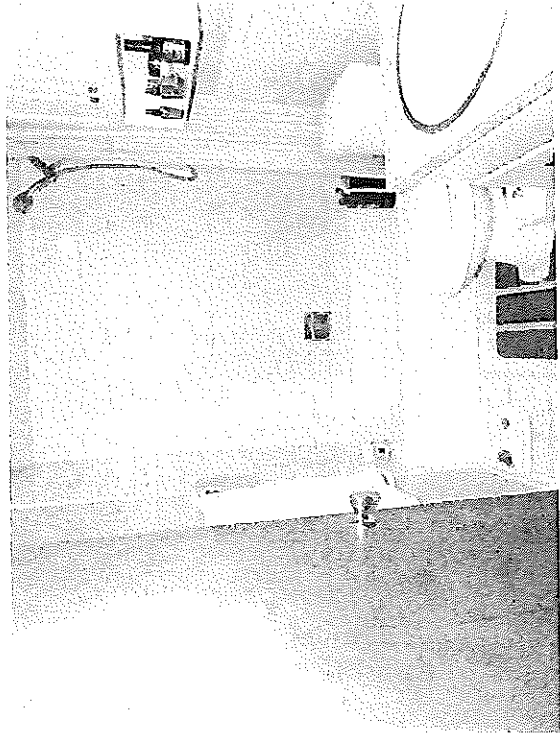
Hallway to Bedrooms
1st Floor



Bedroom #1

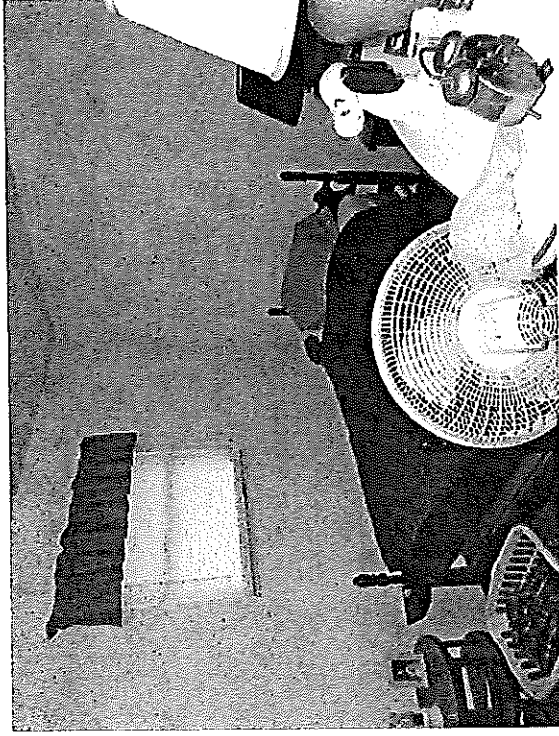
Subject Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	Zip Code	45504
Lender/Client	Security National Bank		

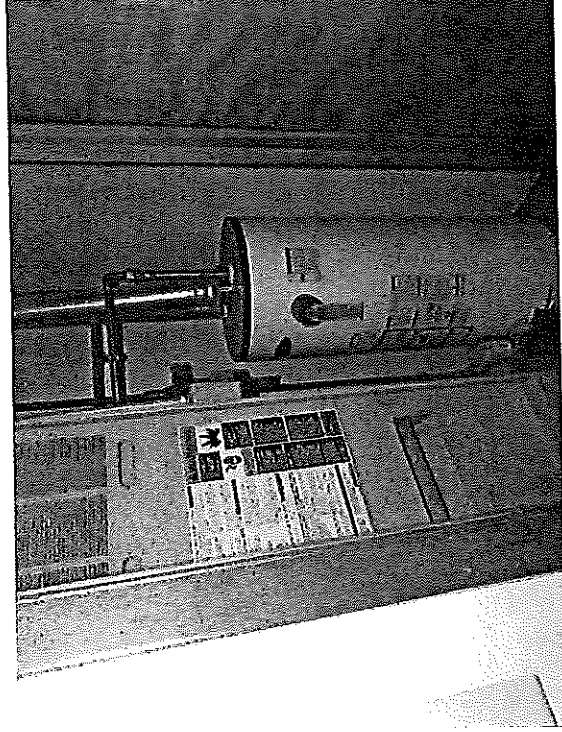


Bath

3660 Troy Rd # 3664



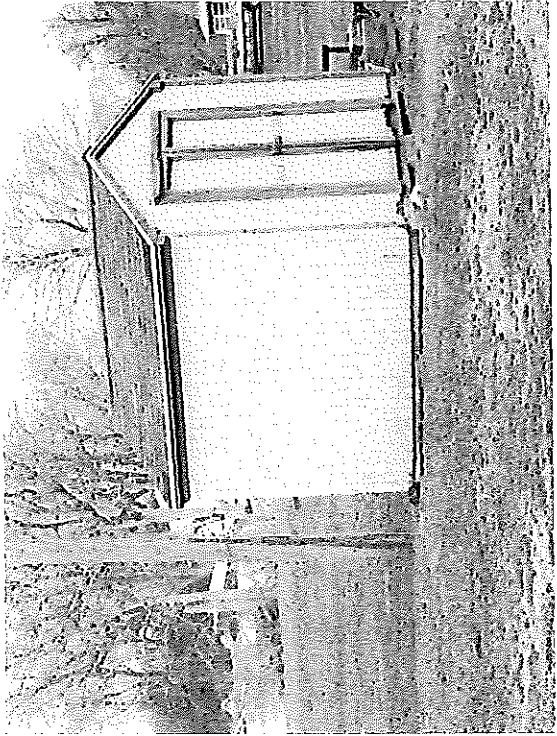
Bedroom #2



Mechanicals

Subject Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank		
	Zip Code	45504	



Storage Shed

Comparable Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd		
City	Springfield	County	Clark
Lender/Client	Security National Bank		
	State	OH	Zip Code 45504

Comparable 1

26-28 E Second St
 Sales Price 4.51 miles SE
 G.B.A. 112,500
 Age/Yr. Bilt. 12
 Tot. Rooms 6
 Tot. Bedrms 2
 Total Baths N;Res;Res
 Location N;Res;Res
 View N;Res;Res
 Site 7200 sf
 Quality Q4
 Age 80



Comparable 2

1703-1706 Maiden Ln
 Sales Price 4.16 miles SE
 G.B.A. 90,000
 Age/Yr. Bilt. 12
 Tot. Rooms 6
 Tot. Bedrooms 2
 Tot Baths N;Res;Res
 Location N;Res;Res
 View N;Res;Res
 Site 5520
 Quality Q4
 Age 93



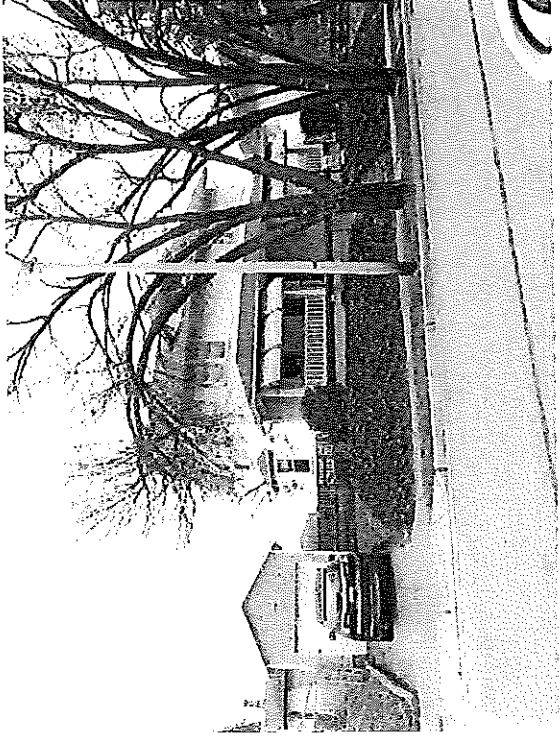
Comparable 3

140 1-1403 Garfield Ave
 Sales Price 4.52 miles SE
 G.B.A. 112,500
 Age/Yr. Bilt. 12
 Tot. Rooms 6
 Tot. Bedrooms 2
 Tot Baths N;Res;Res
 Location N;Res;Res
 View N;Res;Res
 Site 8600
 Quality Q4
 Age 80



Listing Photo Page

Borrower	Paul V. Grimm
Property Address	3660 - 3664 Troy Rd
City	Springfield
Lender/Client	Security National Bank
	County Clark
	State OH
	Zip Code 45504



Listing 1

1132-1134 Murray St
Proximity to Subj. 5.08 miles SE
Current List Price 100,000
Days on Market 32
GBA 2,422
Age/Year Built 29

Listing 2

213-215 Orth Dr
Proximity to Subj. 9.07 miles W
Current List Price 103,900
Days on Market 18
GBA 1,695
Age/Year Built 29



Listing 3

411-413 Villa Dr
Proximity to Subj. 8.98 miles W
Current List Price 103,900
Days on Market 09
GBA 1,696
Age/Year Built 41



Rental Photo Page

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	Zip Code	45504
Lender/Client	Security National Bank		



Rental 1

1703-1705 Maiden Ln
Proximity to Subj. 4.16 miles SE
GBA 2,304
Age/Year Built 93



Rental 2

1401-1403 Garfield Ave
Proximity to Subj. 4.52 miles SE
GBA 2,576
Age/Year Built 80



Rental 3

213-215 Orth Dr
Proximity to Subj. 9.07 miles W
GBA 1,696
Age/Year Built 42

Building Sketch

Borrower	Paul V. Grimm		
Property Address	3660 - 3664 Troy Rd	State	OH
City	Springfield	County	Clark
Lender/Client	Security National Bank		
		Zip Code	45504

