



CONTRACT TO PURCHASE REAL ESTATE Commercial/Industrial/Investment Real Estate



(Form approved by Dayton REALTORS®. This is a legally binding contract. If the provisions are not understood, legal advice should be obtained.)

Dayton, Ohio _____, 20____

1. OFFER. The undersigned Buyer offers to buy through American Home Realty & Goludwall Banker, Broker(s), on the terms and conditions set forth below, the real property (the "Property") located in Clark, County of Ohio, State of Ohio, described as follows: 1810 Washington St. Springfield PAR#340060001020816

2. INCLUDED IN THE SALE. The Property shall include the land, all appurtenant rights, privileges and easements, and all buildings, improvements and fixtures, including, but not limited to, such of the following as are now on the Property: all electric, plumbing, heating and air conditioning and humidifying equipment and their control apparatus; attached floor coverings and any attached wall coverings; window coverings and awnings; internal wire for communication system, telecommunication wiring and cables; security systems and controls; smoke alarms; all exterior landscaping; and the following items of personal property (trade fixtures, furnishings, equipment, etc.): appliances, Cooling AC home is being sold strictly as-is

3. PRICE. Buyer agrees to pay for the Property the sum of \$ 33,500.00 payable as follows: (a) EARNEST MONEY: Within two (2) business days after acceptance of this offer, Buyer shall deliver to American Home Realty the sum of \$ 500.00 ("Earnest Money") to be deposited in the trust or

escrow account of the party holding the Earnest Money. The Earnest Money shall be paid to Buyer or delivered to the closing or escrow agent to be applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Buyer shall be entitled to the Earnest Money. If Buyer defaults, Seller shall be entitled to the Earnest Money. When Earnest Money is held by a licensed real estate broker, the broker must maintain the Earnest Money in its trust account until one of the following occurs: (1) the transaction closes and the broker disburses the Earnest Money to the closing or escrow agent or otherwise disburses money pursuant to the terms of this Agreement; (2) the parties provide the broker with written instructions that both parties have signed that specify how the broker is to disburse the Earnest Money; (3) the broker receives a copy of a final court order that specifies to whom the Earnest Money is to be awarded; or (4) the funds become unclaimed and the broker turns them over to the Division of Unclaimed Funds. In the event of a dispute between Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by Ohio law to maintain such funds in its trust account until the broker receives (A) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (B) a final court order that specifies to whom the Earnest Money is to be awarded. If within two years from the date the Earnest money is deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to Buyer with no further notice to Seller. Payment or refund of the Earnest Money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party. (b) BALANCE: The balance of the purchase price shall be paid by cash (certified or cashier's check) at time of closing. (c) FINANCING: If Buyer's obligations under this Contract are conditioned on obtaining financing, check here _____ and describe on the

4. DEED. Seller shall furnish a transferable and recordable general warranty/limited warranty/warranty (circle as applicable; general warranty if nothing circled) deed conveying to Buyer, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, right to take liens, and encumbrances whatsoever, except (a) legal highways, (b) any mortgage assumed by Buyer, (c) all installments of taxes and assessments becoming due and payable after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Buyer from using the Property for the following purpose: Multi-family Investment. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or remove such matters within 10 days after receipt of written notice from Buyer, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Buyer.

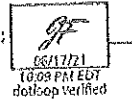
5. INSPECTION. Buyer reserves the right to make the following inspections of the Property (check one): None See Inspection Addendum.

6. TAXES. At closing, Seller shall pay or credit on the purchase price (a) all real estate taxes and assessments, including penalties and interest, which became due and payable prior to the closing, (b) a pro rata share, calculated as of the closing date in the manner set forth below, of the taxes and assessments becoming due and payable after the closing, and (c) the amount of any agricultural tax savings accrued as of the closing date which would be subject to recoupment if the Property were converted to a non-agricultural use (whether or not such conversion actually occurs), unless Buyer has indicated in Paragraph 4 that Buyer is acquiring the Property for agricultural purposes. If the Property is located in Montgomery County, the tax proration shall be made in accordance with the Montgomery County "short proration" method, in which Seller's share is based upon the number of days from the date of the immediately preceding semi-annual installment to the date of closing. If the Property is located outside of Montgomery County, the tax proration shall be made in accordance with (check one): _____ the Montgomery County "short proration" method or the "long proration" method, in which Seller's share is based upon the taxes and assessments which are a lien for the year of the closing. (If neither method is checked, the short proration shall apply.) If the short proration method is used, any special assessments which are payable in a single annual installment shall nevertheless be prorated on the long proration method. All prorations shall be based upon the most recent available tax rates, assessments and valuations, and the payment made at closing shall be final. Note: Real estate taxes and assessments are subject to retroactive change by governmental authority. The real estate taxes for the Property for the current tax year may change as a result of the transfer or as a result of a change in the tax rates or values.

7. PRORATIONS. Rents, utilities and other operating income and expenses shall be prorated as of the date of closing. Buyer shall pay all utilities and other operating expenses which may become due and payable following the date of closing. Any security deposits held by Seller shall be transferred to Buyer at closing.

8. SELLER'S REPRESENTATIONS. Seller represents that those signing this Contract constitute all of the owners of the Property, together with their respective spouses. Seller further represents that with respect to the Property (a) no orders of any public authority are pending, (b) no work has been performed or improvements constructed that may result in future assessments; (c) no notices have been received from any public agency

Buyer's Initials: JMI Seller's Initials: _____





A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 21-P-343A	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: John Moyer 5631 Prairie Road Urbana, Ohio 43078	E. Name and Address of Seller: Foulke Rentals, LLC 2688 Tecumseh Avenue Springfield, Ohio 45503	F. Name and Address of Lender: CASH
G. Property Location: 1810-1812 W. Washington St. Springfield, OH 45506 Clark County, Ohio	H. Settlement Agent: Team Title & Closing Services, LLC 1184 E. Home Road Springfield, Ohio 45503 Place of Settlement: 1184 E. Home Road Springfield, Ohio 45503	I. Settlement Date: June 28, 2021 Ph. (937)390-1900

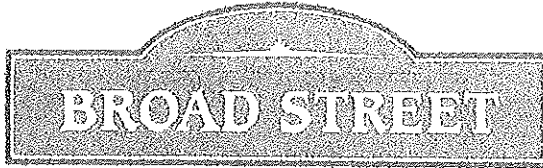
J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	33,500.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	736.63
104.	
105.	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. Gross Amount Due from Buyer	34,236.63
200. Amounts Paid by or In Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Security Deposit Transfers	800.00
209. Rent 6/29 to 6/30	26.66
Adjustments for items unpaid by Seller	
210. City/Town Taxes	to
211. County Taxes	01/01/21 to 06/28/21 401.91
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	1,228.57
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	34,236.63
302. Less amount paid by/for Buyer (line 220)	(1,228.57)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	33,008.06

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	33,500.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	33,500.00
500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	6,016.00
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage to Loan #	
506.	
507.	
508. Security Deposit Transfers	800.00
509. Rent 6/29 to 6/30	26.66
Adjustments for items unpaid by Seller	
510. City/Town Taxes	to
511. County Taxes	01/01/21 to 06/28/21 401.91
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	7,244.57
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	33,500.00
602. Less reductions due Seller (line 520)	(7,244.57)
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	26,255.43

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

L. Settlement Charges										Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees		\$ 2,500.00									
Division of commission (line 700) as follows:											
701.	\$ 1,250.00	to Coldwell Banker Heritage									
702.	\$ 1,250.00	to American Home Realty									
703. Commission paid at settlement									2,500.00		
704.											
800. Items Payable in Connection with Loan											
801.	Our origination charge	\$			(from GFE #1)						
802.	Your credit or charge (points) for the specific interest rate chosen	\$			(from GFE #2)						
803.	Your adjusted origination charges				(from GFE #A)			0.00			
804.	Appraisal fee	to			(from GFE #3)						
805.	Credit Report	to			(from GFE #3)						
806.	Tax service	to			(from GFE #3)						
807.	Flood certification	to			(from GFE #3)						
808.					(from GFE #3)						
809.					(from GFE #3)						
810.					(from GFE #3)						
811.					(from GFE #3)						
900. Items Required by Lender to Be Paid in Advance											
901.	Daily interest charges from	to	@ \$/day	(from GFE #10)							
902.	MIP Tot Ins. for Life of Loan	months to		(from GFE #3)							
903.	Homeowner's insurance for	years to		(from GFE #11)							
904.				(from GFE #11)							
905.				(from GFE #11)							
1000. Reserves Deposited with Lender											
1001.	Initial deposit for your escrow account				(from GFE #9)						
1002.	Homeowner's insurance	months @ \$	per month	\$							
1003.	Mortgage insurance	months @ \$	per month	\$							
1004.	Property taxes			\$							
1005.				\$							
1006.		months @ \$	per month	\$							
1007.		months @ \$	per month	\$							
1008.				\$							
1009.	Aggregate Adjustment			\$							
1100. Title Charges											
1101.	Title services and lender's title insurance				(from GFE #4)		510.00		75.00		
1102.	Settlement or closing fee				\$						
1103.	Owner's title insurance to Team Title as Agent for Old Republic				(from GFE #5)		192.63				
1104.	Lender's title insurance to Team Title as Agent for Old Republic				\$						
1105.	Lender's title policy limit	\$									
1106.	Owner's title policy limit	\$	33,500.00								
1107.	Agent's portion of the total title insurance premium	to Team Title & Closing Services, LLC		\$							
1108.	Underwriter's portion of the total title insurance premium	to Team Title as Agent for Old Republic		\$	192.63						
1109.				\$							
1110.				\$							
1111.				\$							
1112.				\$							
1113.				\$							
1115.	Deed Review	to Lane Alton		\$					50.00		
1116.	Deed /Document Processing	to Team Title & Closing Services, LLC		\$					25.00		
1200. Government Recording and Transfer Charges											
1201.	Government recording charges	to Clark Co. Recorder			(from GFE #7)		34.00				
1202.	Deed \$ 34.00	Mortgage \$	Releases \$	Other \$							
1203.	Transfer taxes				(from GFE #8)						
1204.	City/County tax/stamps	\$		\$							
1205.	State tax/stamps	\$		\$							
1206.	Conveyance & Transfer Tax	to Clark County Auditor							134.50		
1207.	Property Taxes	to Clark Co. Treasurer							3,143.02		
1300. Additional Settlement Charges											
1301.	Required services that you can shop for				(from GFE #6)						
1302.	Outstanding Water	to City Of Springfield Utility Billing		\$					88.48		
1303.				\$							
1304.				\$							
1305.				\$							
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)								736.63		6,016.00	



Nationwide Valuations

Statement of Compliance: Appraiser Independence Requirements and the Truth in Lending Act

Broad Street Valuations, Inc – An independent, third-party Appraisal Management Company – certifies that the attached appraisal report was completed in compliance with the Appraiser Independence Requirements and the Truth in Lending Act, Regulation Z, Section 226.42, with strict adherence to our non-influence policy.

The Lender/Client named on this report has submitted the order for this appraisal in a manner compliant with and using technology compliant with the Appraiser Independence Requirements and the Truth in Lending Act.

The appraiser who completed this assignment was selected by Broad Street Valuations, Inc independently and in a manner compliant with the Appraiser Independence Requirements and the Truth in Lending Act. This selection was made based on criteria including proximity to subject, geographic competence, education, historical quality, availability, and historical service level.

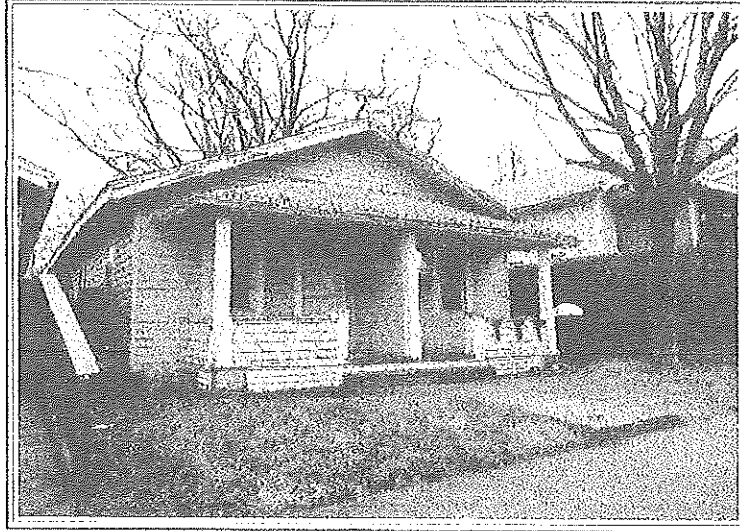
Broad Street Valuations, Inc expressly prohibits any communication between a lender's loan production staff and the selected appraiser which would not be compliant with the Appraiser Independence Requirements or the Truth in Lending Act. This includes suggested values, suggested loan amounts, and suggested comparable sales.

Communication that is not compliant with the Appraiser Independence Requirements or the Truth in Lending Act between the appraiser and loan production staff is prohibited. Appraisers are prohibited from communicating with the Lender/Client or attempting to obtain desired value or loan information from the borrower, property owner, or other party to the transaction.

Broad Street Valuations, Inc complies with the Mandatory Reporting Requirement of the Truth in Lending Act. In the event that Broad Street Valuations reasonably believes an appraiser has not complied with the Uniform Standard of Appraisal Practice or ethical or professional requirements for appraisers under applicable state or federal statutes or regulations, Broad Street Valuations, Inc shall notify the appropriate state agency within a reasonable time period.


Tom Kennedy
Quality Assurance Manager
Broad Street Valuations, Inc
211 Elm Street
Holly, MI 48442
Tel: (888) 885 – 7770
tom@broadstreetvaluations.com
www.broadstreetvaluations.com

APPRAISAL OF



LOCATED AT:

1810 W Washington St
Springfield, OH 45506

FOR:

Wright-Patt Credit Union
3560 Pentagon Boulevard
Beavercreek, OH, 45431

BORROWER:

Moyer, John

AS OF:

February 21, 2022

BY:

Joseph G. Lingg

Small Residential Income Property Appraisal Report

R-371249

File No. 22-washin

Are there any physical deficiencies or adverse conditions that affect the usability, 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 _____

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 NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3					
Address	1810 W Washington St Springfield, OH 45506	704 S Center St Springfield, OH 45506	321 S Yellow Springs St Springfield, OH 45506	1363 S Center Blvd Springfield, OH 45506					
Proximity to Subject		1.55 miles SE	1.03 miles SE	1.73 miles SE					
Current Monthly Rent	\$ 400	\$ 035	\$ 895	\$ 775					
Req./Gross Bldg Area	\$ 0.29 sq ft	\$ 0.50 sq ft	\$ 0.39 sq ft	\$ 0.42 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)	Inspection/MLS	Ext. Insp./County Auditor/MLS	Ext. Insp./County Auditor/MLS	Ext. Insp./County Auditor/MLS					
Date of Lease(s)	Yearly	Yearly	Yearly	Yearly					
Location	Springfield	Springfield	Springfield	Springfield					
Actual Age	102	136	164	108					
Condition	Average	Average	Average	Average					
Gross Building Area	1,368	1,658	2,301	1,862					
Unit Breakdown									
	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent
Unit # 1	4 1 1.0	684	\$ 500	4 2 1.0	1,422	\$ 470	4 2 1.0	1,064	\$ 375
Unit # 2	4 1 1.0	684	\$ 335	3 1 1.0	879	\$ 425	3 1 1.0	798	\$ 400
Unit # 3									
Unit # 4									
Utilities Included	Water/Trash	None	Electric/Water/Trash	Trash					

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.)
All rentals are located within the subject's marketing area and all are believed good indicators for the subject property.

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

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Vacant		\$ 0	N/A	\$ 0	\$ 450	N/A	\$ 450
2	Monthly	Monthly	400	N/A	400	450	N/A	450
3								
4								
Comment on lease data: One unit is vacant and one unit is tenant occupied.			Total Actual Monthly Rent		\$ 400	Total Gross Monthly Rent		\$ 900
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$ 400	Total Estimated Monthly Income		\$ 900

Utilities included in estimated rents: Electric Water Sewer Gas Oil Cable Trash collection Other (describe) _____

Comments on actual or estimated rents and other monthly income (including personal property): **According to data gathered, the going rent is \$300 to \$1,000+ per month. One unit is vacant and one unit is tenant occupied and market rent was utilized for purposes of this report.**

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did 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): **County Auditor/Reinsighttax**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data source(s): **County Auditor/Reinsighttax**

Report the results of the research and analysis of the prior sale history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	07/07/2021			
Price of Prior Sale/Transfer	\$33,500			
Data Source(s)	Reinsighttax/Co Auditor	County Auditor	County Auditor	County Auditor
Effective Date of Data Source(s)	02/21/2022	02/21/2022	02/21/2022	02/21/2022

Analysis of prior sale history for the subject property and comparable sales: **The subject property transferred on 06/28/2021 for \$20,000 from Casey Reynolds to Foulke Rentals LLC, then transferred on 07/07/2021 for \$33,500 from Foulke Rentals LLC to John Moyer.**

No other prior sales/transfers of the subject property for the three years prior to the effective date of this appraisal.
 No prior sales/transfers of the comparable sales for the year prior to the date of the comparable sale.

Small Residential Income Property Appraisal Report

R-371249
File No. 22-washin

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 54,000 to \$ 54,000					
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 30,000 to \$ 55,000					
FLAURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3	
1010 W Washington St Address Springfield, OH 45508	704 S Center St Springfield, OH 45506	321 S Yellow Springs St Springfield, OH 45506	1363 S Center Blvd Springfield, OH 45506		
Proximity to Subject	1.55 miles SE	1.03 miles SE	1.73 miles SE		
Sale Price	\$ 33,600	\$ 30,000	\$ 42,000	\$ 50,000	
Sale Price/Gross Rent Area	\$ 24.49 /sq ft	\$ 18.09 /sq ft	\$ 18.25 /sq ft	\$ 26.85 /sq ft	
Gross Monthly Rent	\$ 900	\$ 835	\$ 895	\$ 775	
Gross Rent Multiplier	37.22	35.93	46.93	64.52	
Price Per Unit	\$ 16,750	\$ 15,000	\$ 21,000	\$ 25,000	
Price Per Room	\$ 4,188	\$ 3,333	\$ 6,000	\$ 7,143	
Price Per Bedroom	\$ 16,750	\$ 10,000	\$ 14,000	\$ 16,667	
Rent Contract	<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)		DABR #833016;DOM 43	DABR #831185;DOM 128	DABR #831184;DOM 114	
Verification Source(s)		clarkcoauditor.org/Ext.Inspect.	clarkcoauditor.org/Ext.Inspect.	clarkcoauditor.org/Ext.Inspect.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions	Land Contract None Reported	1,500	Conv None Reported		Conv None Reported
Date of Sale/Time	03/05/2021		04/21/2021		04/02/2021
Location	Springfield		Springfield		Springfield
Leasehold/ Fee Simple	Fee Simple		Fee Simple		Fee Simple
Site	3960 sf	2425 sf	0	7500 sf	0
View	Inner Street	Inner Street		Busy Street	1,500
Design (Style)	Bungalow	Colonial	0	Cape Cod	0
Quality of Construction	Average	Average		Average	
Actual Age	102	136	0	164	0
Condition	Average	Average		Average	
Gross Building Area	1,368	1,658	-1,200	2,301	-3,700
Unit Breakdown	Unit #1: 1B10 Unit #2: 1B12 Unit #3 Unit #4	Unit #1: 1B10 Unit #2: 1B12 Unit #3 Unit #4	Unit #1: 1B10 Unit #2: 1B12 Unit #3 Unit #4	Unit #1: 1B10 Unit #2: 1B12 Unit #3 Unit #4	Unit #1: 1B10 Unit #2: 1B12 Unit #3 Unit #4
Basement Description	Crawl Space	Part. Basement	-1,000	Part. Basement	-1,000
Basement Finished Rooms	None	Unfinished	0	Unfinished	0
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/None	500	FWA/None	500
Energy Efficient Items	Thermal Windows	Thermal Windows		Thermal Windows	
Parking On/Off Site	None	None		None	
Fixed/Part/Deck	Covered Porch	CovPor/CovBalc	-500	CovPor/Deck	-500
Amenities	None	None		None	
				2 Fireplaces	-1,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 4,200
Adjusted Sale Price of Comparables		Net Adj. -5.7 % Gross Adj. 19.0 %	\$ 28,300	Net Adj. -10.0 % Gross Adj. 19.5 %	\$ 37,800
Adj. Price Per Unit	\$ 14,150		\$ 18,900		\$ 21,500
Adj. Price Per Room	\$ 3,144		\$ 5,400		\$ 6,143
Adj. Price Per Bdrm	\$ 9,433		\$ 12,600		\$ 14,333
Value Per Unit	\$ 19,000 X	2 Units = \$	38,000	Value Per GBA	\$ 27.78 X 1,368 GBA = \$
Value Per Rm	\$ 4,750 X	8 Rooms = \$	38,000	Value Per Bdrms.	\$ 19,000 X 2 Bdrms = \$
Summary of Sales Comparison Approach including reconciliation of the above indicators of value	See Attached Addendum				
Indicated Value by Sales Comparison Approach \$ 38,000					
Total gross monthly rent \$ 900 X gross rent multiplier (GRM) 45.00 = \$ 40,500 Indicated value by the Income Approach					
Comments on income approach including reconciliation of the GRM: The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.					
Indicated Value by: Sales Comparison Analysis \$38,000 Income Approach \$40,500 Cost Approach (if developed) \$					
Both the sales comparison approach and income approach were heavily weighted in the final analysis with most weight placed on the sales comparison approach. The Cost Approach was considered, but considered not applicable and was not developed due to the age of the subject.					
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 \$38,000 as of 02/21/2022 which is the date of inspection and the effective date of this appraisal.					

Small Residential Income Property Appraisal Report

R-371249
File No. 22-washin

INTENDED USER / INTENDED USE	
The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.	
ASSESSMENTS	
The subject property does not have any special assessments associated with it, per the county auditor.	
OCCUPANT / UTILITIES	
The subject property is tenant occupied and vacant and the utilities were on and working at the time of the inspection.	
ADDITIONS / CONVERSIONS	
The subject property did not have any additions or conversions.	
ACTUAL AGE / EFFECTIVE AGE	
Estimated depreciation was done through use of the age/life method. No inadequacies, needed repairs, lack of modernization were observed, unless otherwise indicated. The subject has had typical routine maintenance, which has decreased the effective age. The effective age of the subject is less than its actual age based on the overall condition of the subject property.	
AERIAL PHOTO	
See Aerial Map within this report for the aerial photo.	
GROSS LIVING AREA DISCREPANCY	
County records states the subject property has 1,318 square feet of gross living area. The Appraiser's physical measurements of the subject indicates the subject has 1,368 square feet of gross living area.	
NOTE	
Broad Street Valuations, Inc. AMC License #: AMC.2019000749 Appraiser Fee: \$800.00	
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 the value (summary of comparable land sales or other methods for estimating site value) <u>The Cost Approach was considered, but considered not applicable and was not developed (ND) due to the age of the subject property. The site value is provided at the request of the client. The site value is \$4,000 according to current land value per county auditor.</u>	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 4,000
Source of cost data ND	Building Sq. Ft. @ \$ = \$
Quality rating from cost service ND Effective date of cost data ND	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
ND	Garage/Carport Sq. Ft. @ \$ = \$
	Total Estimate of Cost New = \$
	Less Physical Functional External = \$ ()
	Depreciation = \$ ()
	Depreciated Cost of Improvements = \$
	As-is value of site improvements = \$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH = \$
PROJECT INFORMATION FOR PUDs (if applicable)	
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached	
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit	
Legal name of project _____	
Total number of phases _____	Total number of units _____ Total number of units sold _____
Total number of units rented _____	Total number of units for sale _____ Data source(s) _____
Was the project created by the conversion of an existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion _____	
Does this project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s) _____	
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion _____	
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options _____	
Describe common elements and recreation facilities. _____	

ADDITIONAL COMMENTS

COST APPROACH

PUD INFORMATION

Small Residential Income Property Appraisal Report

R-371249
File No. 22-washin

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.
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).

Small Residential Income Property Appraisal Report

R-371249
File # 22-washin

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.

This appraisal conforms to FIRREA (Financial Institution Reform and Enforcement Act of 1989).

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Joseph G. Lingg
 Company Name Lingg Appraisals
 Company Address 6780 Brantford Rd
Dayton, OH 45414
 Telephone Number 937-387-6071
 Email Address joey.lingg@aol.com
 Date of Signature and Report 02/28/2022
 Effective Date of Appraisal 02/21/2022
 State Certification # 2013000533
 or State License # _____
 or Other (describe) _____ State # _____
 State OH
 Expiration Date of Certification or License 03/21/2022

ADDRESS OF PROPERTY APPRAISED
1810 W Washington St
Springfield, OH 45506

APPRAISED VALUE OF SUBJECT PROPERTY \$ 38,000

LENDER/CLIENT
 Name Broad Street Valuations, Inc
 Company Name Wright-Patt Credit Union
 Company Address 3560 Pentagon Boulevard
Beavercreek, OH 45431
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Small Residential Income Property Appraisal Report

R-371249

File No. 22-washin

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
1810 W Washington St Address: Springfield, OH 45500	1634 East St Springfield, OH 45503	1634 East St Springfield, OH 45503			1871 Broadway St Springfield, OH 45504					
Proximity to Subject		2.58 miles SE			0.45 miles NW					
Sale Price	\$ 33,500	\$ 55,000			\$ 46,000					
Sale Price/Gross Bldg Area	\$ 24.49 sq ft	\$ 35.97 sq ft			\$ 25.67 sq ft					
Gross Monthly Rent	\$ 900	\$ 1,200			\$ 1,175					
Gross Rent Multiplier	37.22	45.83			39.15					
Price Per Unit	\$ 16,750	\$ 27,500			\$ 23,000					
Price Per Room	\$ 4,188	\$ 6,111			\$ 4,600					
Price Per Bedroom	\$ 16,750	\$ 11,000			\$ 11,500					
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 type="checkbox"/> No		
Data Source(s)		DABR #845080:DOM 46			DABR #798952:DOM 266					
Verification Source(s)		clarkcoauditor.org/Ext.Inspect			clarkcoauditor.org/Ext.Inspect					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment		DESCRIPTION	+(-) Adjustment	
Sale or Financing Concessions		Conv None Reported			Cash None Reported					
Date of Sale/Time		09/07/2021			05/03/2020					
Location	Springfield	Springfield			Springfield					
Leasehold Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	3960 sf	7749 sf		0	7200 sf		0			
Via	Inner Street	Inner Street			Inner Street					
Design (Style)	Bungalow	Ranch		0	Ranch		0			
Quality of Construction	Average	Average			Average					
Actual Age	102	80		0	76		0			
Condition	Average	Average			Average					
Gross Building Area	1,368	1,529		-600	1,792		-1,700			
Unit Breakdown	Total Units: 4	Total Units: 5			Total Units: 5			Total Units: 5		
Unit # 1	1810	4 1 1.0		-2,000	5 2 1.0		-1,000			
Unit # 2	1812	4 1 1.0		-1,000	5 2 1.0		-1,000			
Unit # 3										
Unit # 4										
Basement Description	Crawl Space	Crawl Space			Slab Foundation		0			
Recreation Fin. shed Rooms	None	None			None					
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA/CAC	FWA/None		500	FWA/CAC					
Energy Efficient Items	Thermal Windows	Thermal Windows			Thermal Windows					
Parking/CutOff Site	None	2 Car Driveway		0	2 Car Garage		-3,000			
Patch/Paved Deck	Covered Porch	2-CovPorch		-500	2-SmCPor/2-Pat		-500			
Amenities	None	None			None					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 3,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 7,200	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj. -6.5 % Gross Adj. 8.4 %		\$ 51,400	Net Adj. -15.7 % Gross Adj. 15.7 %		\$ 38,800	Net Adj. % Gross Adj. %		\$
Adj. Price Per Unit (Adj. SP Comp #1 of Comp Units)		\$ 25,700			\$ 19,400			\$		
Adj. Price Per Room (Adj. SP Comp #1 of Comp Rooms)		\$ 5,711			\$ 3,880			\$		
Adj. Price Per Bdrm. (Adj. SP Comp #1 of Comp Bedrooms)		\$ 10,280			\$ 9,700			\$		
ITEM	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6				
Date of Prior Sale/Transfer	07/07/2021									
Price of Prior Sale/Transfer	\$33,500									
Data Source(s)	ReinsightTax/Co Auditor	County Auditor		County Auditor						
Effective Date of Data Source(s)	02/21/2022	02/21/2022		02/21/2022						
Summary of Sales Comparison Approach: <u>See Attached Addendum</u>										

ADDENDUM

Borrower: Moyer, John		File No.: 22-washin
Property Address: 1810 W Washington St		Case No.: R-371249
City: Springfield	State: OH	Zip: 45506
Lender: Wright-Patt Credit Union		

A. PURPOSE AND FUNCTION OF THE APPRAISAL

The intent of this appraisal is to estimate the market value of the subject property as defined by the Federal National Mortgage Association (Fannie Mae), the Federal Home Loan Mortgage Corporation (Freddie Mac), and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). The function of the appraisal is to assist the identified lender or assignee in the underwriting of the risk associated with a residential mortgage loan.

B. THE SCOPE OF THE APPRAISAL PROCESS

The appraisal report is based on a physical observation of the market area, subject property, and the analysis of information gathered from public or private records that may have an influence on the value of the property. The valuation process includes an exterior inspection of all comparables considered to physically verify as much data as possible for comparison purposes to the subject property.

C. SCOPE OF WORK

The appraiser is not a home, environmental or termite inspector. The appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental or termite problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. The appraiser is not qualified to determine the cause of mold, type of mold or whether mold might pose any risk to the property or its inhabitants. Additional inspection by a qualified professional is recommended. A professional home inspection, environmental and termite inspection is recommended.

Prior to purchase, it is assumed that any client will request or require structural, mechanical and any other inspections to be performed by qualified home inspection professionals to satisfy any and all concerns as to physical condition and functional adequacy, relating to structural and mechanical integrity.

DEFINITIONS

Data Source (s) DABRMLS - Dayton Area Board of Realtors - Multiple Listing Service
W.R.I.S.T./MLS - Western Regional Information Systems & Technology, Inc - Multiple Listing Service

VERIFICATION SOURCE (S)

clark.co.aud - gis.clarkcountyauditor.org - Clark County (Public Records)

CASH SALES

Cash sales are considered to be equal to conventional financing, and is typical and common for the area. Therefore, cash sales for comparable sales has no affect on the subject's value or marketability.

MARCELLUS SHALE FORMATION

The subject property is not located near Marcellus Shale Formation and therefore no active drilling was noted. This factor does not adversely affect the subject's value or marketability.

Market Conditions

See 1004MC market conditions addendum for further detail on market conditions (days on market, market trends, etc)

Conventional financing is readily available at rates purchasers consider attractive and sellers may need to negotiate a sale on financing related concessions. Mortgages are available in fixed, variable and adjustable rates, depending on the strength of the purchaser and quality of security. Seller concessions (when applicable) have been considered in the scope of this assignment

Site Comments

Any easements, restrictions, or covenants uncovered through a title search, legal opinion or property survey must be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

The subject property is accessible year round in all types of weather conditions. The subject property has proper ingress and egress and therefore the subject's marketability or value is not affected.

HIGH VOLTAGE POWER LINES

The subject property is located near high-voltage power lines. (See attached photo from the rear of the subject's site). The value estimated in this report is based on the property being not negatively affected by the existence of electro-magnetic fields. The Appraiser is not an expert in the identification of hazardous electro-magnetic fields. The Appraiser's routine observation of and inquiries about the subject property did not develop any information that indicated any apparent significant electro-magnetic field conditions which would affect the property negatively. It is possible that tests and inspections made by a qualified expert in electro-magnetic field conditions on or around the property that would negatively affect the property reveal the existence of hazardous electro-magnetic field conditions on or around the property that would negatively affect its value. The Appraiser reserves the right to analyze all such information and amend the appraised value, if necessary

Comparable sale #5 is also located near high voltage power lines.

Additional Features

The subject property has (2) furnaces, (2) central air conditioners, (2) 40 gallon gas hot water heaters, (2) 100 Amp circuit breaker/fuse electrical service, covered porch, wood privacy fence.

NOTE: The subject property has (2) sheds, however they are not attached to a permanent foundation and considered personal property and no value was given.

Comments on Sales Comparison

ADDENDUM

Borrower: Moyer, John	File No.: 22-washn
Property Address: 1619 W Washington St	Case No.: R-371249
City: Springfield	State: OH Zip: 45506
Lender: Wright-Patt Credit Union	

COMPARABLE SELECTION-SEARCH PARAMETERS COMMENTARY

The subject property is a 1 story duplex, located in the City of Springfield, attending the Springfield City School District. Search parameters were extended 3 miles from the subject within the past 2 years of the effective date of this appraisal for 2-unit homes and this search produced sales that bracketed the lower and higher price range of the unadjusted and adjusted sale price and within the same school district.

After an extensive search in time and distance for comparable sales and listings, the comparable sales and listings presented within this report are considered the best available to this Appraiser at this time.

COMPARABLE SALES/LISTINGS

Comparable sale #1 bracketed the lower range of the unadjusted and adjusted sale price.

Comparable sale #2 adds support for the subject's market value.

Comparable sale #3 bracketed the higher range of the unadjusted and adjusted sale price.

Comparable sale #4 bracketed the higher range of the unadjusted and adjusted sale price.

Comparable sale #5 adds support for the subject's market value.

NOTE: Comparable sale #5 sold over 12 months ago, however no time adjustment was deemed necessary. This factor does not affect the subject's value or marketability.

RECONCILIATION

There is a good range of indicated values and all 5 sales were considered in the final opinion of value. It is considered that a value mid-range is a fair opinion of the subject's current market value with more weight placed on comparable sales #1, #2 and #3. Comparable sales #4 and #5 add additional support for the subject's market value. The sales were confirmed closed with County Auditor and/or Reinsighttax and DABR/MLS.

QC REVISION

Per photos and operating income statement one of the units is vacant. Please check off both Vacant and Tenant on the occupancy field.

Please revise utility comment. States property is tenant occupied but one is vacant. Please comment if vacant apt utilities are on and working.

ANSWER

Both vacant and tenant boxes have been checked.

The vacant apartment utilities were on and working at the time of observation.

Comments on Sales Comparison

DATED SALES

Insufficient recent sales in close proximity to the subject required the appraiser to search back-in-time. The sales selected are all similar quality single family homes located in the subject's market area and were considered the best available even with comparable sales #1, #2, #3 and #5 preceding the effective date of this appraisal by more than six months. This factor does not adversely affect the subject's value or marketability.

COMPARABLE SALES CLOSED WITHIN 90 DAYS

Comparable sale #4 closed on 09/07/2021 and is over 90 days but within 6 months of the effective date of the appraisal report. Not providing two comparable sales within 90 days of the effective date of the appraisal report does not adversely affect the subject's value or marketability.

MARKETING TIMES FOR COMPARABLE SALES/LISTINGS DIFFERENT THAN NEIGHBORHOOD SECTION OF REPORT

Comparable sale #5 exceeds 3-6 months marketing times and comparable sales #1 and #4 are less than 3-6 months marketing times, however, the overall median comparable sales days on market and median comparable listings days on market are less than 180 days indicating a stable market. (See 1004MC market conditions addendum) This factor does not adversely affect the subject's value or marketability.

EXTERNAL INFLUENCE

The subject property is located in close proximity to schools, parks, commercial properties, Dayton International Airport, Wright Patterson Air Force Base, the comparable sales and listings are also located in close proximity to the same and reflect the same influence and therefore, this factor does not adversely affect the subject's value or marketability.

AERIAL PHOTO

See Aerial Map within this report for the aerial photo.

EXTRA GROSS LIVING ADJUSTMENTS

Comparable sales #1, #2, #3 and #5 are greater than 15% in gross living area as compared to the subject. A downwards adjustment was made to reflect the market's reaction for the difference, therefore, this factor does not adversely affect the subject's value or marketability.

SITE

The subject property and the comparable sales varying in site size, the larger sites are considered as surplus land with minimal value and considered equal with no adjustment deemed necessary, however, the differences were taken into consideration when establishing the subject's market value. This factor does not adversely affect the subject's value or marketability.

AGE OF HOMES

The age of the subject property is 102 and the comparable sales within this report range from 75 to 164. In this

ADDENDUM

Borrower: <u>Moyer, John</u>	File No.: <u>22-washin</u>
Property Address: <u>1810 W Washington St</u>	Case No.: <u>R-371249</u>
City: <u>Springfield</u>	State: <u>OH</u> Zip: <u>45506</u>
Lender: <u>Wright-Patt Credit Union</u>	

neighborhood there is little direct relationship between the age of the houses and their value. Older homes that have been modernized sell at the same per square-foot price per gross living area as similar newer homes.

BASEMENT SIZE / BASEMENT FINISH (WHEN APPLICABLE)

In the sales comparison approach grid on page 2 under Basement & Finished (first line) and Rooms Below Grade (second line) the following in an explanation of the adjustments. On the first line the adjustment is for the difference in the basement size and the second line is for the difference in the basement finish and differences in the bath. The adjustments are based on the appraiser's knowledge of the market and the contributory value to the market.

ACROSS THE BOARD ADJUSTMENT - BASEMENT (WHEN APPLICABLE)

It is typical and common in this neighborhood for properties to vary in basement size and finished area. Sales and listings varying in basement size and finish and adjustments were made for the differences. The adjustments are based on the appraiser's knowledge of the market and the contributory value to the market. This factor does not adversely affect the subject's value or marketability.

DIFFERENT BEDROOM COUNT (WHEN APPLICABLE)

The comparable sales/listings which differ in bedroom count are considered equal in both function and utility and therefore no adjustment is deemed necessary. This factor does not adversely affect the subject's value or marketability.

QUALITY OF CONSTRUCTION

No adjustment was deemed necessary for brick, brick front, siding, frame, however, the differences were considered when establishing the subject's market value. This factor does not adversely affect the subject's value or marketability.

OUTBUILDING/SHED/FIREPLACE/POOL/PORCH/PATIO/DECK/GARAGE (WHEN APPLICABLE)

The adjustments are based on the appraiser's knowledge of the market and the contributory value to the market.

ADJUSTED SALE PRICES - VARIANCE (WHEN APPLICABLE)

There is a 25% variance between adjusted sale price of the comparable sales/listings. This was exceeded due to very limited comparable sales/listings in the subject neighborhood. This factor does not adversely affect the subject's value or marketability.

ACROSS THE BOARD ADJUSTMENT - PORCH/PATIO/DECK/AMENITIES (WHEN APPLICABLE)

The subject property and the comparable sales/listings vary in porch/patio/deck and amenities and it was necessary to adjust for the differences. The adjustments are based on the appraiser's knowledge of the market and the contributory value to the market. This factor does not adversely affect the subject's value or marketability.

PREDOMINANT NEIGHBORHOOD PRICE RANGE

The subject's market value is below the predominant neighborhood price range due to gross living area, age, condition, bedroom count, and other amenities, however is not considered an under improvement for the area. This factor does not affect the subject's marketability.

OVER ONE MILE FROM SUBJECT

Due to limited comparable sales it was necessary to extend search parameters over one mile from the subject property. Comparable sales #1, #2, #3 and #4 are located over one mile from the subject. This factor does not adversely affect the subject's value or marketability as the subject and comparable sales attend the same school district.

NOT BRACKETING GROSS LIVING AREA

A search of the subject's neighborhood did not produce a comparable sale smaller in gross living area than the subject, however, the differences are minor as the subject has 1,368 square feet of gross living area and comparable sale #4 has 1,529 square feet of gross living area and adjustments were made for the differences. Not bracketing the subject gross living area on the lower range does not adversely affect the subject's value or marketability.

MAJOR ROADWAYS

In attempt to locate comparable sales/listings, the Appraiser was required to extend search parameters to 3 miles from the subject and across major roadways and these areas attend the same school district as the subject and are considered equal in location. No adjustment is deemed necessary and therefore this factor does not adversely affect the subject's value or marketability.

QUALITY RATING / CONDITION RATING CHANGE

Based on previous reports, the subject and comparable sales may have been given a different quality/condition rating, however, after further review the quality/condition ratings may have been changed and reflect the Appraiser's current opinion. Continuous improvement is part of the appraisal process and these changes reflect corrective action.

CONDITION RATINGS

The Appraiser has used DABR/MLS Realtor descriptions and photos to determine condition ratings for comparable sales/listings. The adjustments are based on the Appraiser's knowledge of the market and the contributory value to the market. This factor does not adversely affect the subject's value or marketability. Continuous improvement is part of the appraisal process and these changes reflect corrective action.

ADDENDUM

Borrower: Moyer, John		File No.: 22-wash'n
Property Address: 1810 W Washington St		Case No.: R-371249
City: Springfield	State: OH	Zip: 45508
Lender: Waight-Patt Credit Union		

USPAP ADDENDUM

R-371249
FA No. 22-Washin

Borrower: Moyer, John
 Property Address: 1810 W Washington St
 City: Springfield County: Clark State: OH Zip Code: 45506
 Lender: Wright-Patt Credit Union

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

Appraisal Report A written report prepared under Standards Rule 2-2(a).
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90 to 180 days

DEFINITION OF EXPOSURE TIME
 "Exposure time is the estimated length of time that a 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"

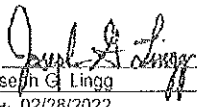
EXPOSURE TIME
 A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 90 to 180 days (3 to 6 months) and was derived using the data in the 1004 market condition addendum.

Additional Certifications

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

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

Additional Comments
 See Attached Addendum

<p>APPRAISER:</p> <p>Signature: <u></u> Name: <u>Joseph G Lingg</u> Date Signed: <u>02/28/2022</u> State Certification #: <u>2013000533</u> or State License #: _____ or Other (describe): _____ State #: _____ State: <u>OH</u> Expiration Date of Certification or License: <u>03/21/2022</u> Effective Date of Appraisal: <u>02/21/2022</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from street <input type="checkbox"/> Interior and Exterior</p>
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ADDENDUM

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH Zip: 45506
Lender: Wright-Patt Credit Union	

Additional Comments

Comments on Standards Rule 2-3

Appraiser certifies that, to the best of their knowledge and belief:

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

NOTE: Employees (Michael Teplitsky, Shannon Lingg) provided professional assistance to the Appraiser and appraisal report.

Market Conditions Addendum to the Appraisal Report File No. 22-washin

R-371249

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: **1810 W Washington St** City: **Springfield** State: **OH** Zip Code: **45506**
 Borrower: **Moyer, John**

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		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	4	7	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Month)	0.67	2.33	0.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	8	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Mo. Rate)	14.93	3.43	0.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	46,000	50,000	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	79	36	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	53,450	64,500	54,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	86	42	184	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	89.49%	90.91%	0.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Explain in detail the seller concessions trends for the past 12 months (e.g., seller concessions increased from 3% to 5%; increasing use of buydowns, closing costs, condo fees, options, etc.).
Analysis of the listing price to the selling price for the past year indicates list price was higher than the selling price for the sold properties with seller concessions not included in the selling price. Seller concessions are not prevalent in the subject's neighborhood.

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).
Foreclosure sales (REO sales) are not a factor in the subject's market, however, a few REO sales/listings do exist in the subject's neighborhood.

Cite data sources for above information: **DABR/MLS - Dayton Area Board of Realtors / Multiple Listing Service**

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.

The total number of comparable active listings shown in the current to 3 months column is the total number of listings as of the effective date of this appraisal and this amount is the number shown at the top of page 2 within this report.

The median comparable sales price and the median comparable list price increased and then decreased, based on limited data. A limited data set of less than 30 could potentially create a biased result. Marketing times are less than 180 days indicating a stable market. It is the opinion of this Appraiser that the overall trend for this market is stable. The Appraiser has used the statistical analysis in a supporting role and the Appraiser has tried to use caution and temper the statistical analysis with common sense and good judgment.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Month)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Mo. Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

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

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

APPRAISER

APPRAISER
 Signature: *Joseph G. Lingg*
 Name: **Joseph G. Lingg**
 Company Name: **Lingg Appraisals**
 Company Address: **6780 Branford Rd**
Dayton, OH 45414
 State License/Certification #: **2013000533** State: **OH**
 Email Address: **joev.lingg@aol.com**

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature: _____
 Name: _____
 Company Name: _____
 Company Address: _____
 State License/Certification #: _____ State: _____
 Email Address: _____

Operating Income Statement

R-371249
22-washin

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Property Address: 1810 W Washington St, Springfield, OH 45506
 Street: _____ City: _____ State: _____ Zip Code: _____

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

Unit No.	Rental Status		Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid	
	Currently Rented	Expiration Date				By Owner	By Tenant
Unit No. 1	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vacant	\$ 0	\$ 450	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Monthly	\$ 400	\$ 450	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$ _____	\$ _____	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$ _____	\$ _____	Fuel (Other)	<input type="checkbox"/>	<input type="checkbox"/>
Total			\$ 400	\$ 900	Water/Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g., Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

Income (Do not include income for owner-occupied units)

	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Gross Annual Rental (from units to be rented)	\$ 10,800	\$ _____
Other Income (include sources)	+	\$ _____
Total	\$ 10,800	\$ _____
Less Vacancy/Rent Loss	- 480.00 (5%)	- (%)
Effective Gross Income	\$ 10,320	\$ _____

Expenses (Do not include expenses for owner-occupied units)

Electricity	_____	_____
Gas	_____	_____
Fuel Oil	_____	_____
Fuel (Type: _____)	_____	_____
Water/Sewer	400	_____
Trash Removal	300	_____
Pest Control	_____	_____
Other Taxes or Licenses	_____	_____
Casual Labor	By Owner	_____
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	1,000	_____
This includes the costs of contract labor and materials that are required to maintain the interiors of the living units.		
General Repairs/Maintenance	1,000	_____
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses	By Owner	_____
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies	1,000	_____
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	2,428	_____
Miscellaneous	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Operating Expenses	\$ 6,128	\$ _____

Replacement Reserve Schedule

Adequate replacement reserves must be calculate regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc.-should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life		By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 400.00 ea.	10 Yrs.	x 2	Units = \$ 80.00	\$
Refrigerators	@ \$ 500.00 ea.	10 Yrs.	x 2	Units = \$ 100.00	\$
Dishwashers	@ \$	ea.	Yrs. x	Units = \$	\$
A/C Units	@ \$ 1,500.00 ea.	10 Yrs.	x 2	Units = \$ 300.00	\$
C. Washer/Dryers	@ \$	ea.	Yrs. x	Units = \$	\$
HW Heaters	@ \$ 600.00 ea.	10 Yrs.	x 2	Units = \$ 120.00	\$
Furnace(s)	@ \$ 2,000.00 ea.	10 Yrs.	x 2	Units = \$ 400.00	\$
(Other)	@ \$	ea.	Yrs. x	Units = \$	\$
Roof	@ \$ 12,000.00	10 Yrs.	x One Bldg. =	\$ 1,200.00	\$
Carpeting (Wall to Wall)					
		Remaining Life			
(Units)	152 Total Sq. Yds. @ \$ 15.00 Per Sq. Yd.	10 Yrs.	=	\$ 228.00	\$
(Public Areas)	Total Sq. Yds. @ \$ Per Sq. Yd.	Yrs.	=	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)				\$ 2,428.00	\$

Operating Income Reconciliation

\$ 10,320.00	\$ 8,128.00	-\$ 4,192.00	+ 12-	\$ 349.33
Effective gross income	Total Operating Expenses	Operating Income		Monthly Operating Income
\$ 349.33	\$ 0.00	=\$ 349.33		
Monthly Operating Income	Monthly Housing Expenses	Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's **primary residence** to the borrower's stable monthly income.

Appraiser's Comments (including sources for data and rationale for the projections)

Information for expenses are based on appraiser knowledge of estimated expenses.

Joseph G. Ligg
Appraiser Name


Appraiser Signature

02/28/2022
Date

Underwriter's Comments and Rationale for Adjustments

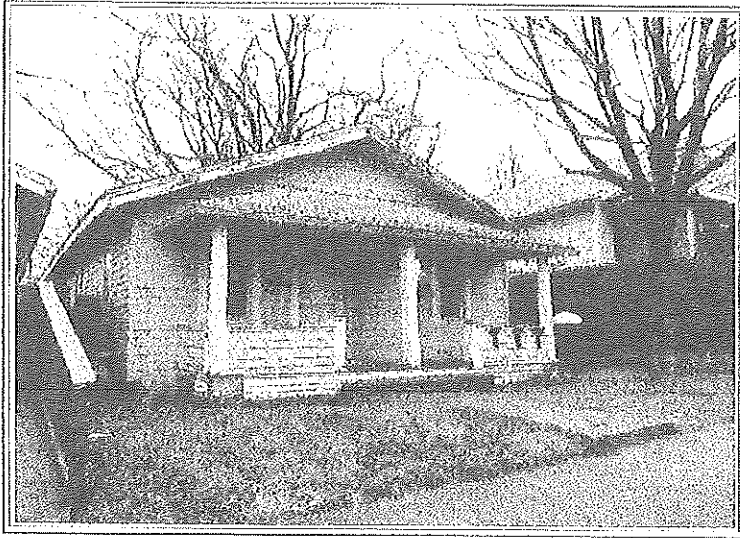
Underwriter Name

Underwriter Signature

Date

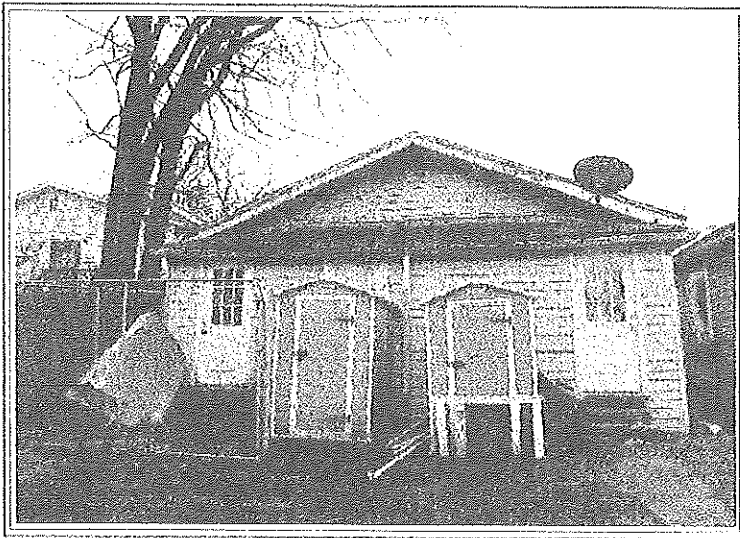
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: February 21, 2022
Appraised Value: \$ 38,000



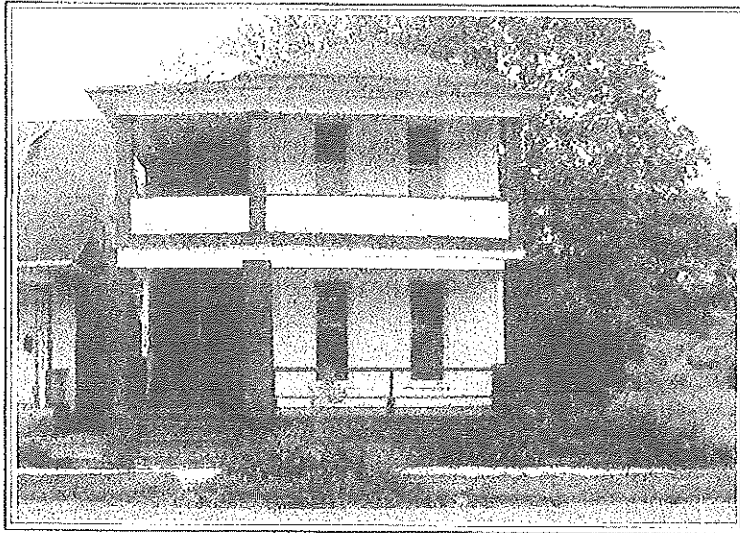
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

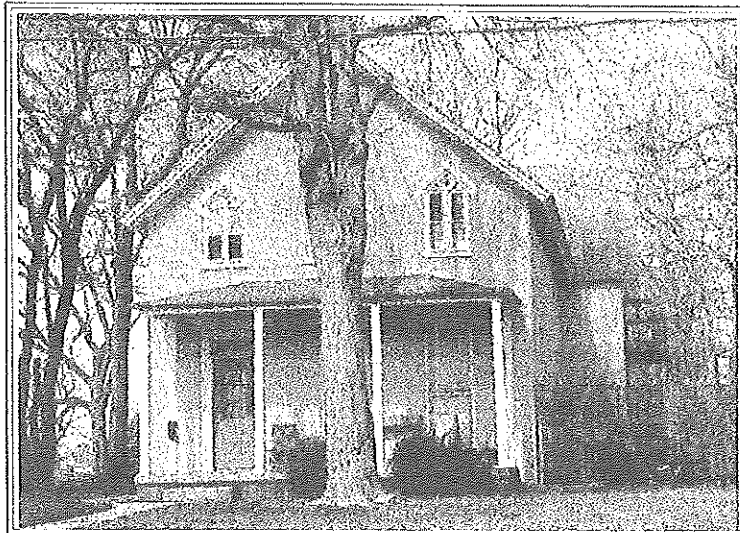
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



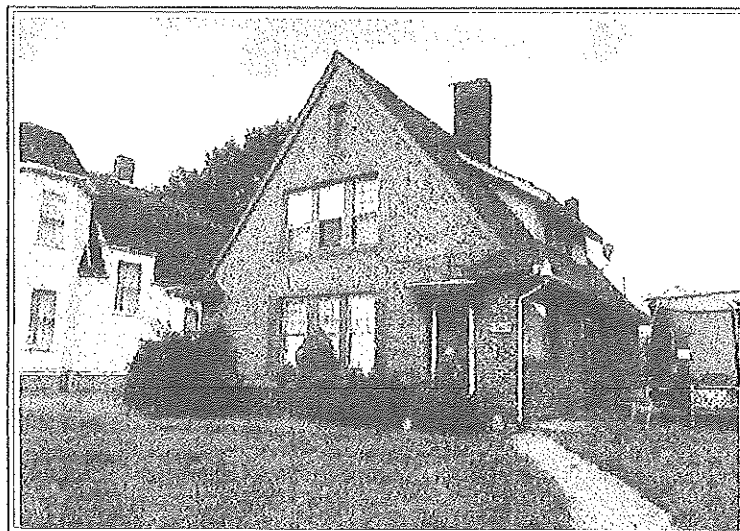
COMPARABLE SALE #1

704 S Center St
Springfield, OH 45506
Sale Date: 03/05/2021
Sale Price: \$ 30,000



COMPARABLE SALE #2

321 S Yellow Springs St
Springfield, OH 45506
Sale Date: 04/21/2021
Sale Price: \$ 42,000

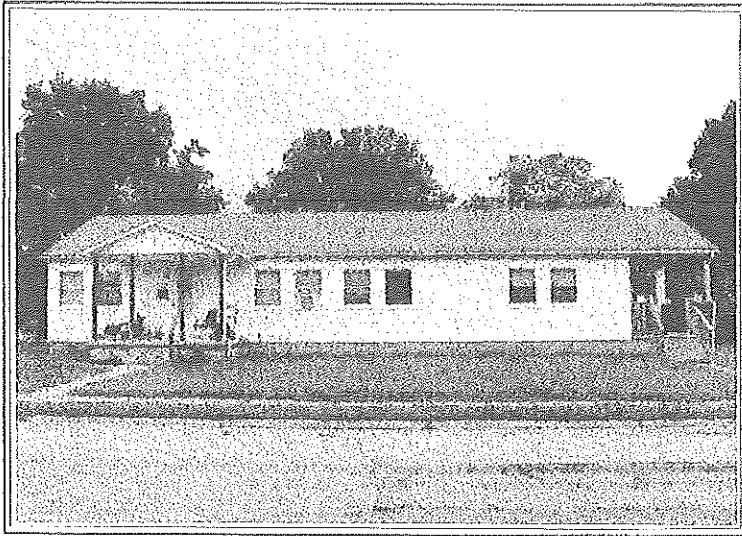


COMPARABLE SALE #3

1363 S Center Blvd
Springfield, OH 45506
Sale Date: 04/02/2021
Sale Price: \$ 50,000

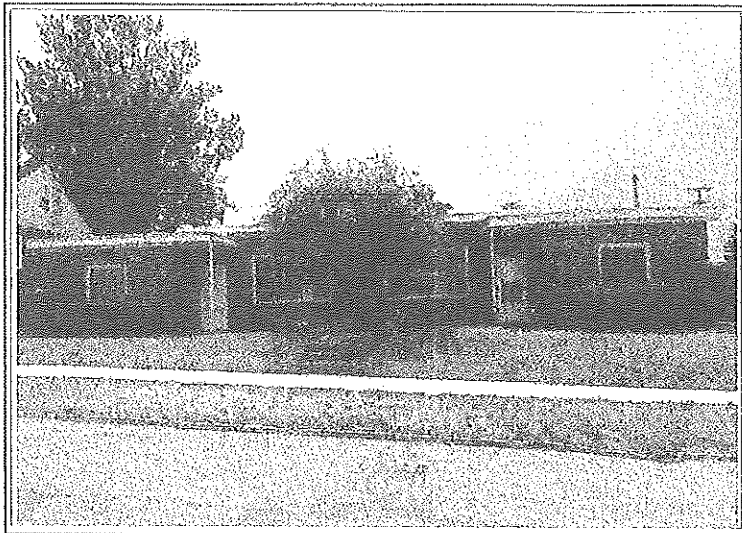
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1610 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



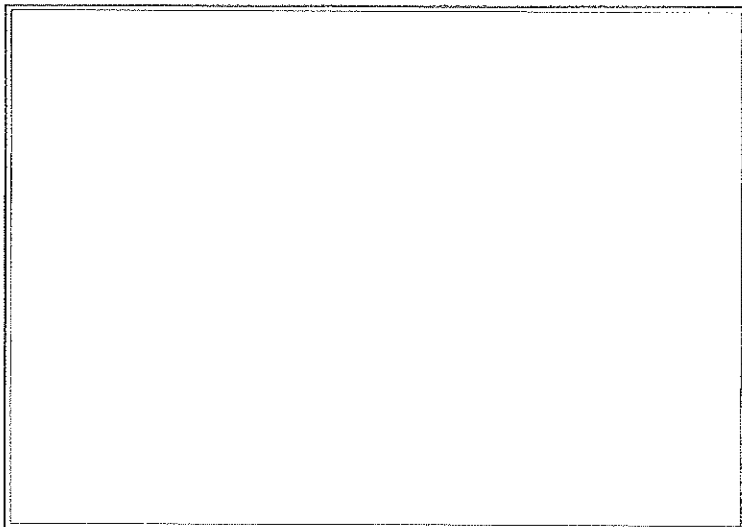
COMPARABLE SALE #4

1634 East St
Springfield, OH 45505
Sale Date: 09/07/2021
Sale Price: \$ 55,000



COMPARABLE SALE #5

1871 Broadway St
Springfield, OH 45504
Sale Date: 08/03/2020
Sale Price: \$ 46,000

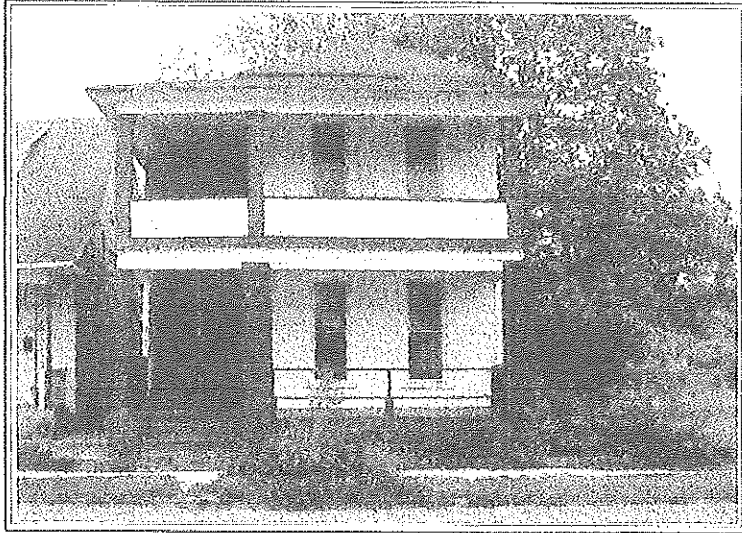


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

COMPARABLE RENTALS PHOTO ADDENDUM

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



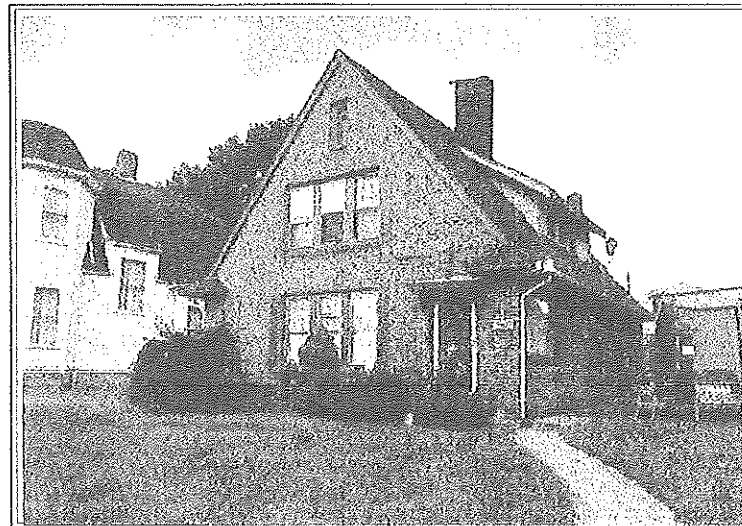
COMPARABLE RENTAL #1

704 S Center St
Springfield, OH 45506



COMPARABLE RENTAL #2

321 S Yellow Springs St
Springfield, OH 45506

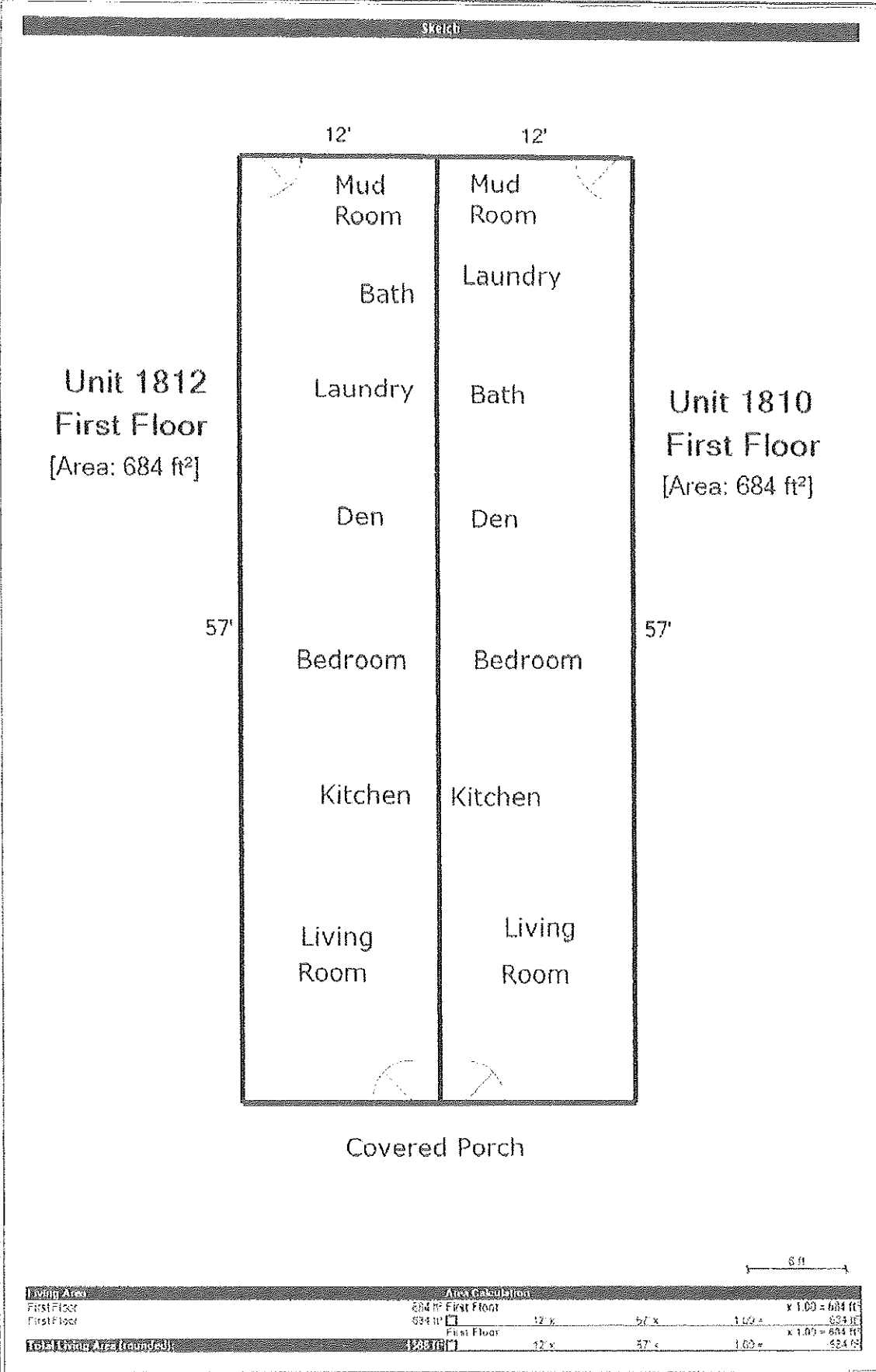


COMPARABLE RENTAL #3

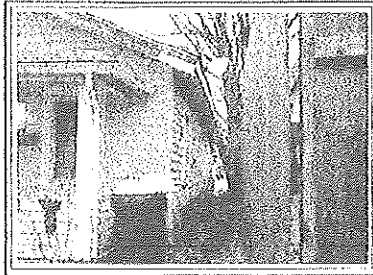
1363 S Center Blvd
Springfield, OH 45506

FLOORPLAN SKETCH

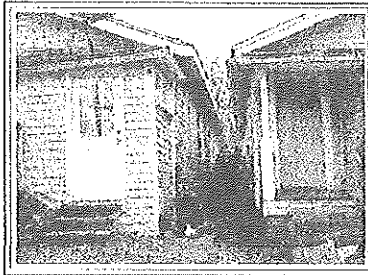
Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No: R-371249
City: Springfield	State: OH
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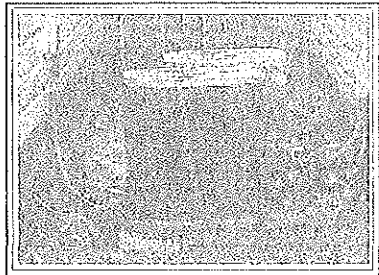
Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
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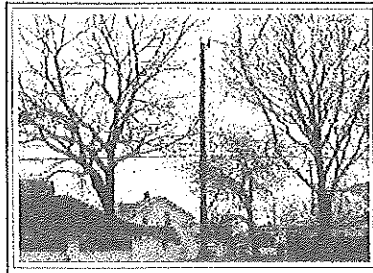
SIDE VIEW OF SUBJECT



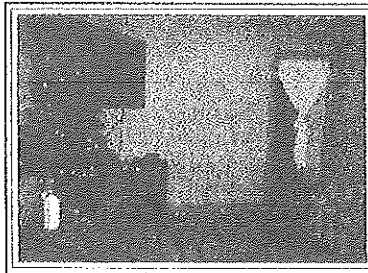
SIDE VIEW OF SUBJECT



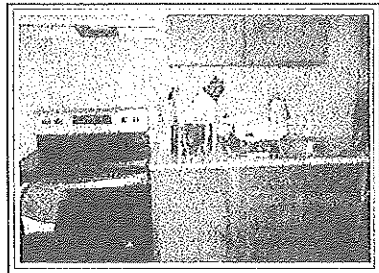
CENTRAL AIR



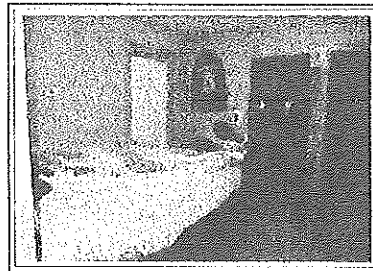
POWER LINES IN REAR OF SUBJECT



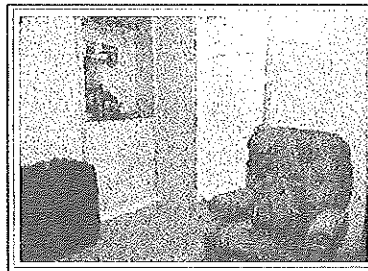
LIVING ROOM
UNIT 1810



KITCHEN
UNIT 1810



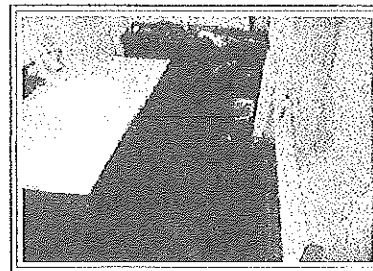
BEDROOM
UNIT 1810



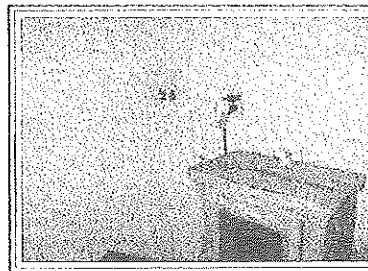
DEN
UNIT 1810



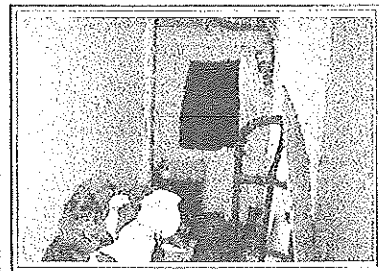
BATH
UNIT 1810



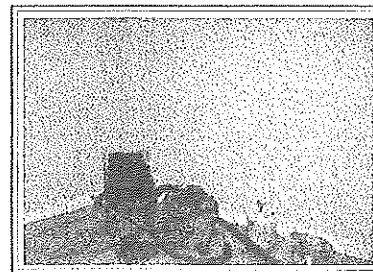
BATH (ADDITIONAL VIEW)
UNIT 1810



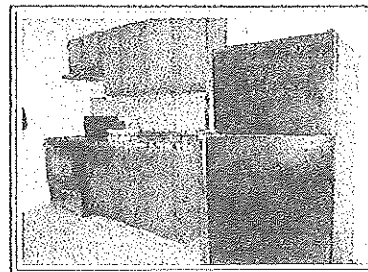
LAUNDRY
UNIT 1810



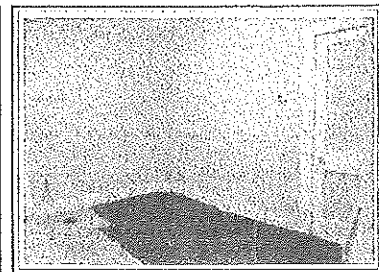
MUD ROOM
UNIT 1810



LIVING ROOM
UNIT 1812



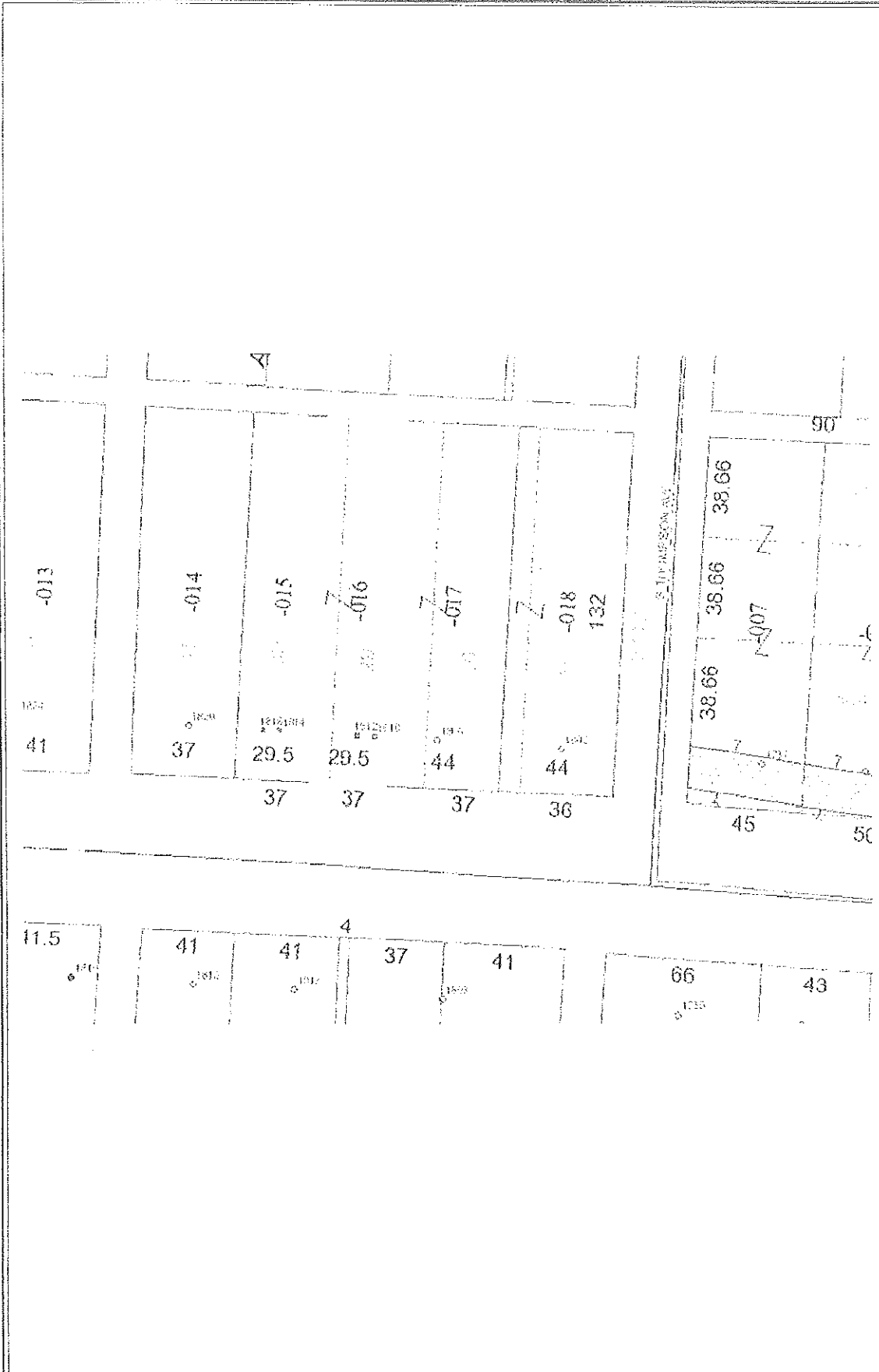
KITCHEN
UNIT 1812



BEDROOM
UNIT 1812

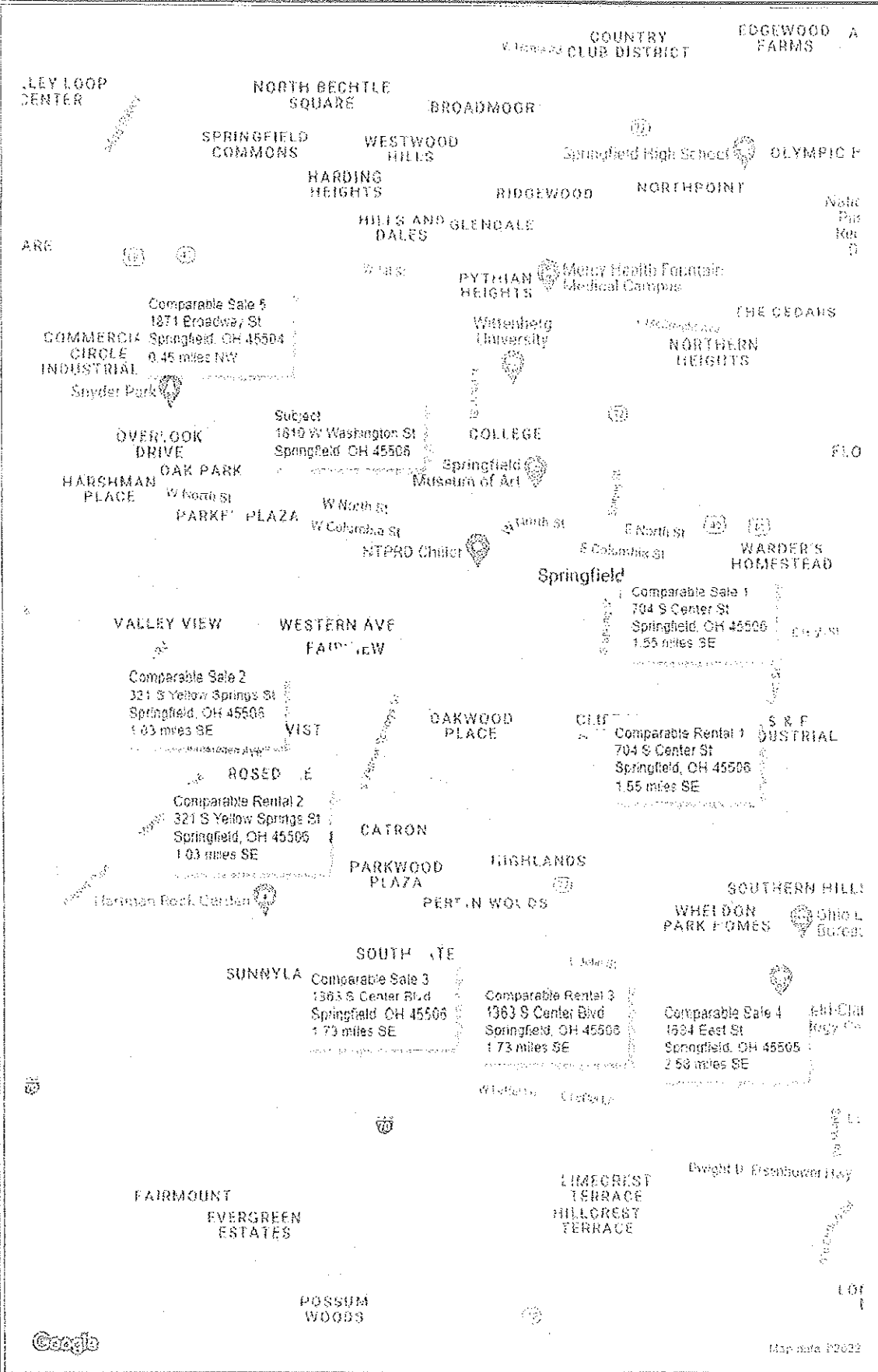
PLAT MAP

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1610 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



LOCATION MAP

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506



AERIAL MAP

Borrower: Moyer, John

File No.: 22-washin

Property Address: 1810 W Washington St

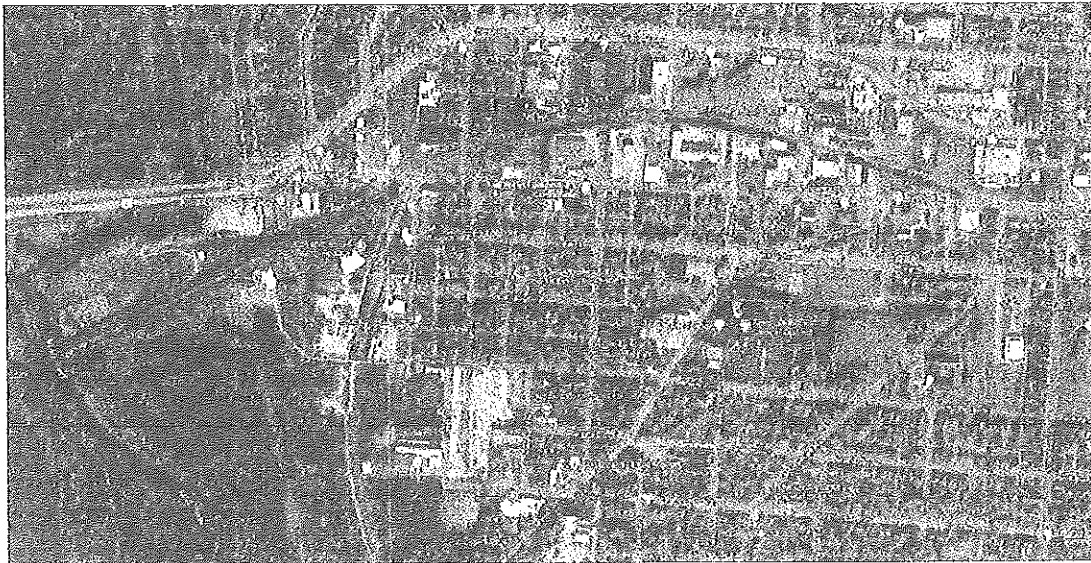
Case No.: R-371249

City: Springfield

State: OH

Zip: 45506

Lender: Wright-Patt Credit Union



Borrower: Moyer, John
Property Address: 1810 W Washington St
City: Springfield
Lender: Wright-Patt Credit Union

File No.: 22-washin
Case No.: R-371249
State: OH
Zip: 45606

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

NAME:
Joseph Gregory Lingg

LIC/CERT NUMBER:
2013000533

LIC LEVEL:
Certified Residential Real Estate Appraiser

OHIO | **Department of Commerce**
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE: 02/27/2021
EXPIRATION DATE: 03/21/2022
USPAP DUE DATE: 03/21/2023

Borrower: Moyer, John	File No.: 22-washin
Property Address: 1810 W Washington St	Case No.: R-371249
City: Springfield	State: OH
Lender: Wright-Patt Credit Union	Zip: 45506

APPRAISER DISCLOSURE STATEMENT

In Compliance with Ohio Revised Code Section 4763.12(C)

Name of Appraiser: JOSEPH GREGORY LINGG

Class of Certification/License

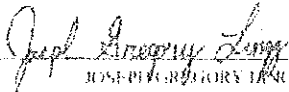
<input type="checkbox"/>	Certified General				
<input checked="" type="checkbox"/>	Certified Residential				
<input type="checkbox"/>	Licensed Residential				
<input type="checkbox"/>	Temporary	<input type="checkbox"/>	General	<input type="checkbox"/>	Licensed

Certification/License Number: 2013000533

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:


 JOSEPH GREGORY LINGG

This document is included in conjunction with an appraisal assignment or specified services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
 Department of Commerce
 Division of Real Estate Appraiser Section
 Cleveland (218) 787-5160

Borrower: Moyer, John
 Property Address: 1810 W Washington St
 City: Springfield
 Lender: Wright-Patt Credit Union

File No.: 22-washin
 Case No.: R-371249
 State: OH
 Zip: 45506



LIA Administrators & Insurance Services



APPRAISAL, VALUATION AND PROPERTY SERVICES
 PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Aspen American Insurance Company

Referenced to reference by "Company"
 225 Madison Avenue, 14th Floor
 New York, NY 10017
 212 315 5100

File No.	Policy Number	Previous Policy Number
22-washin	ASB00017	ASB001106

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Coverage ID: 144343 Name Insured: LINGG APPRAISALS Joseph Gordon Lingg 1701 Whipple Court, Dayton Dayton, OH 45414	
2. Policy Period From: 06/30/2021 To: 06/30/2022 1:00 A.M. Standard Time at the address specified in 1 above.	
3. Deductible: \$1000 Each Claim	
4. Retroactive Date: 07/29/2013	
5. Inception Date: 07/29/2013	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate Subrogation Reimbursement: 100% Supplemental Payment Coverage Pre-Claim Assistance: \$1,000 Supplemental Payment Coverage Disciplinary Proceedings: \$1,000 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage	

7. Covered Professional Services (as defined in the Policy and/or by Endorsements)	
Residential Appraisal and Valuation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Residential Property	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Commercial Property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Buildings, Structures and Property Damage Control	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Dating Appraisal for purchase, sale, lease, etc.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If "yes" included by endorsement
Boat, Boat Trailer and Equipment Valuation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Machinery and Equipment Valuation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Personal Property Appraisal	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If "yes" included by endorsement
Real Estate Sales Package	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If "yes" included by endorsement

8. Policy Chained to LIA Administrators to be issued to: 539 254 852 P.O. Box 1312, 45404 Dayton, OH 45404
9. Annual Premiums: \$915.00
10. Forms attached at issue: CLAIMS APPLICATION AND POLICY DECLARATION AND ENDORSEMENTS (03/19)

This Declaration Page, together with the completed and signed Policy Application and any other documents and policies thereto, and our Policyholder's consent, constitute the contract between you and us and are issued to you by the Company.

06/27/2021
 Date
 Aspen American Insurance Company
 License # 0414

[Signature]
 Authorized Representative
 License # 0414

Borrower: Moyer, John
Property Address: 1810 W Washington St
City: Springfield
Lender: Wright-Patt Credit Union
File No.: 22-washin
Case No.: R-371249
State: OH
Zip: 45506

Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: LINGG APPRAISALS
Joseph Gregory Lingg

Policy Number: AA1008812-07
Effective Date: 06/20/2021
Customer ID: 166383

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV, DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date
Joseph G. Lingg	06/20/2021

All other terms, conditions, and exclusions of this Policy remain unchanged.

Aspen American Insurance Company
LIA012 (05/19)

Appraiser Independence Certification

R-371249
File No 22-washin

Borrower:	Moyer, John		
Property Address:	1810 W Washington St		
City:	Springfield	County: Clark	State: OH Zip Code: 45506
Lender/Client:	Wright-Patt Credit Union		

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:


- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

<p>APPRAISER:</p> <p>Signature: </p> <p>Name: <u>Joseph G. Lingg</u></p> <p>Date Signed: <u>02/28/2022</u></p> <p>State Certification #: <u>2013000533</u></p> <p>or State License #: _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>OH</u></p> <p>Expiration Date of Certification or License: <u>03/21/2022</u></p>	<p>SUPERVISORY APPRAISER (only if required):</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Date Signed: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p>
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