

Uniform Residential Appraisal Report

509 N School
File # 61758705

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	509 N School St	City	Normal	State	IL	Zip Code	61761
Borrower	Allan Vance	Owner of Public Record	Town of Normal	County	McLean		
Legal Description	CAPEN & CO'S SUB S 1/3 LOT 16						
Assessor's Parcel #	14-28-203-027	Tax Year	2015	R.E. Taxes \$	3,662		
Neighborhood Name	Old North Normal Historic District	Map Reference	14010	Census Tract	0001.02		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Quicken Loans, Inc	Address	1050 Woodward Ave, Detroit, MI 48226				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 69;BNARMLS# 2160287 / LISTED 01/30/2016 @ \$95,000 / lowered 04/01/2016 to \$80,000 / changed to pending 04/11/2016 on BNARMLS. See addendum for additional listing of subject property from past 12 months							

I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. REO sale;The seller is the Town of Normal. Appr provided 3 pg copy of purchase agreement w/only buyer signatures and 1 additional copy of page 3 that has buyer and seller signatures. Personal property noted as all contents w/in property. Conventional Financing Noted.							
Contract Price \$ 73,000 Date of Contract 04/12/2016 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Assr Files							
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid. \$0;:							

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	15 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	59	Low	Multi-Family	10 %	
Neighborhood Boundaries	North - Summit Ave / East - Linden Ave / South - Locust St / West - Main St			215	High	Commercial	%	
				126	Pred.	Other	5 %	

Neighborhood Description See attached addenda.

Market Conditions (including support for the above conclusions) See Supplemental Comments on Market Condition Analysis

Dimensions	67*213	Area	14271 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	R1A / S-3	Zoning Description	Single Family Residence District / Historic District				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe SEE							

SUPPLEMENTAL ADDENDUM FOR ANALYSIS							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	17113C0313E	FEMA Map Date	07/16/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Block - Ave	Floors	Hdwd/Cpt/Vnyl - Av				
# of Stories	2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Wood Shake - Ave	Walls	Lathe/Plaster-Ave				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	1,408 sq.ft.	Roof Surface	Aspht Shgle - Ave	Trim/Finish	Wood - Ave				
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum - Ave	Bath Floor	Vinyl/Tile-Ave				
Design (Style)	Early American	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Sngle Hg - Ave	Bath Wainscot	Fbrglss - Ave				
Year Built	1900	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	Wood - Fair (Paint)	Car Storage	<input type="checkbox"/> None				
Effective Age (Yrs)	45	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Glass/Scr-Ave	<input checked="" type="checkbox"/> Driveway	# of Cars	1			
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete				
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wood	<input type="checkbox"/> Garage	# of Cars	0			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Cvr	<input checked="" type="checkbox"/> Porch Cvr	<input type="checkbox"/> Carport	# of Cars	0			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in			

Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)										
Finished area above grade contains:	7 Rooms	3 Bedrooms	2.0 Bath(s)	2,121	Square Feet of Gross Living Area Above Grade						
Additional features (special energy efficient items, etc.). The subject is considered to have typical energy efficiency for a home its' age and style.											

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe							
Broken glass window panes need to be replaced as this is considered a safety issue							

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 130,000 to \$ 130,000 .
There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 115,000 to \$ 170,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	509 N School St Normal, IL 61761	813 W College Ave Normal, IL 61761			102 E Vernon Ave Normal, IL 61761			702 Dale St Normal, IL 61761		
Proximity to Subject		0.81 miles SW			0.83 miles SE			0.78 miles SW		
Sale Price	\$ 73,000	\$ 59,900			\$ 169,900			\$ 105,500		
Sale Price/Gross Liv. Area	\$ 34.42 sq.ft.	\$ 33.28 sq.ft.			\$ 81.60 sq.ft.			\$ 52.46 sq.ft.		
Data Source(s)		BNARMLS# 2143798;DOM 86			BNARMLS# 2144059;DOM 278			BNARMLS# 2160862;DOM 7		
Verification Source(s)		Normal Assr Website			Nrml Assr Website			Nrml Assr Website		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		REO Cash;0	0	ArmLth Cash;0	0	Estate Conv;0	0			
Date of Sale/Time		s01/15;c01/15			s01/16;c12/15			s04/16;c03/16		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	14271 sf	9450 sf			11715 sf			8712 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Early Ameri	DT2;Am 4 Squar			DT2;Victorian			DT2;CapeCod		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	116	105			110			116		
Condition	C5	C5			C4			C4		
Above Grade Room Count	Total Bdrms. Baths 7 3 2.0	Total Bdrms. Baths 6 3 2.1			Total Bdrms. Baths 8 4 1.1			Total Bdrms. Baths 7 3 2.1		
Gross Living Area	2,121 sq.ft.	1,800 sq.ft.			2,082 sq.ft.			2,011 sq.ft.		
Basement & Finished Rooms Below Grade	1408sf0sfin	960sf0sfin			120sf120sfin 1rr0br0.0ba0o			1329sf634sfin 2rr0br0.0ba0o		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	HWBB/WUnits	FWA/CA			FWA/CA			FWA/CA		
Energy Efficient Items	None	None			None			None		
Garage/Carport	1dw	2gd1dw			1ga1dw			None		
Porch/Patio/Deck	CvPrch/Patio	Patio			CvPrch/Dk/Pto			EncPrch		
Fence/FP	Fence/FP	None			None			1 FP		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,200			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -27,685			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -22,165		
Adjusted Sale Price of Comparables		Net Adj. 3.7 % Gross Adj. 23.0 % \$ 57,700			Net Adj. 16.3 % Gross Adj. 18.6 % \$ 142,215			Net Adj. 21.0 % Gross Adj. 24.8 % \$ 83,335		

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) Normal Assessor Website / BNARMLS

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) Normal Assessor Website / BNARMLS

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

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	09/24/2015	08/20/2014								
Price of Prior Sale/Transfer	\$150,000	\$0								
Data Source(s)	Nrml Assr Website	Nrml Assr Website			Nrml Assr Website			Nrml Assr Website		
Effective Date of Data Source(s)	05/09/2016	05/23/2016			05/20/2016			05/23/2016		

Analysis of prior sale or transfer history of the subject property and comparable sales Per the Normal Assessor Website, McLean County Recorder and the BNARMLS, the subject has sold once in the 36 months prior to the effective date of this appraisal report. That sale was to the Town of Normal who has relisted for a loss from the prior sales price to entice a new buyer to purchase and change the property to a single family residence from its current non-conforming use. From the same sources, comp 1 has transferred once in the 12 months prior to the sales date in the sales grid. That transfer as to FNMA who then sold it as a REO Property. Comps 2 and 3 have not sold at any point in the 12 months prior to the sales dates in the sales grids.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 77,000

Indicated Value by: Sales Comparison Approach \$ 77,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Actions of buyers and sellers are best analyzed by the Sales Comparison Approach. That approach is given greatest weight in the reconciliation. The Cost Approach was not developed and given no weight in the final reconciliation. There is not enough credible data to calculate the Income Approach.

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

inspection - R.P. Disclosure Report indicates defects in: electrical system, in plumbing, in HVAC systems and current infestation of termites
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 \$ 77,000 , as of 05/09/2016 , which is the date of inspection and the effective date of this appraisal.

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FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	509 N School St Normal, IL 61761	513 N School St Normal, IL 61761			810 Hester Ave Normal, IL 61761			505 N School St Normal, IL 61761		
Proximity to Subject		0.03 miles NW			0.90 miles S			0.02 miles S		
Sale Price	\$ 73,000	\$ 170,000			\$ 96,000			\$ 89,900		
Sale Price/Gross Liv. Area	\$ 34.42 sq.ft.	\$ 64.20 sq.ft.			\$ 51.17 sq.ft.			\$ 47.82 sq.ft.		
Data Source(s)		BNARMLS# 2152592;DOM 20			BNARMLS# 2141710;DOM 12			BNARMLS# 2161869;DOM 259		
Verification Source(s)		Nrml Assr Website			Nrml Assr Website			Nrml Assr Website		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		0	Estate Cash;0		0	Listing Active;0		0
Date of Sale/Time		s09/15;c08/15			s06/14;c05/14			Active		-3,600
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	14271 sf	14375 sf		0	6350 sf		0	10914 sf		0
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Early Ameri	DT2;Early Ameri			DT2;Cape Cod		0	DT2;Early Ameri		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	116	115		0	92		0	101		0
Condition	C5	C4		-25,500	C4		-14,400	C4		-13,485
Above Grade Room Count	Total Bdrms. Baths 7 3 2.0	Total Bdrms. Baths 8 5 3.0		-4,000	Total Bdrms. Baths 7 4 1.1		+2,000	Total Bdrms. Baths 6 3 2.1		-2,000
Gross Living Area	2,121 sq.ft.	2,648 sq.ft.		-9,500	1,876 sq.ft.		+4,400	1,880 sq.ft.		+4,300
Basement & Finished Rooms Below Grade	1408sf0sfin	1324sf0sfin		0	938sf0sfin		0	179sf0sfin		0
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	HWBB/WUnits	FWA/CA		0	FWA		0	FWA/CA		0
Energy Efficient Items	None	None			None			None		
Garage/Carport	1dw	2gd2dw		-6,000	1dw			2gd1dw		-6,000
Porch/Patio/Deck	CvPrch/Patio	CvPrch/Deck		0	Enc Porch		0	CvPrch		0
Fence/FP	Fence/FP	None		0	None		0	None		0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -45,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -8,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -20,785
Adjusted Sale Price of Comparables		Net Adj. 26.5 % Gross Adj. 26.5 %		\$ 125,000	Net Adj. 8.3 % Gross Adj. 21.7 %		\$ 88,000	Net Adj. 23.1 % Gross Adj. 32.7 %		\$ 69,115
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6	
Date of Prior Sale/Transfer	09/24/2015									
Price of Prior Sale/Transfer	\$150,000									
Data Source(s)	Nrml Assr Website		Nrml Assr Website			Nrml Assr Website			Nrml Assr Website	
Effective Date of Data Source(s)	05/09/2016		05/20/2016			05/20/2016			05/24/2016	
Analysis of prior sale or transfer history of the subject property and comparable sales Per the Normal Assessor Website, McLean County Recorder and the BNARMLS, comps 4 thru 6 have not sold at any point in the 12 months prior to the sales dates in the sales grids (comp 4 and 5) or the effective date of this appraisal report (comp 6).										
Analysis/Comments Comp 4 is the property directly north of the subject which was also purchased by the Town of Normal that has since been relisted for sale at a loss from the prior purchase price to entice a prospective buyer to purchase and convert to a single family residence. Comp 5 is a closed sale over 12 months old that was included due to the limited market activity in the past 12 months of market activity under \$100,000. It was an indicated estate sale. Comp 5 was indicated to have newer windows and new roof. Comp 5 also does not have a garage similar to that of the subject.										
Comps 6 and 7 are active listings from the market area of the subject. They are in the report to demonstrate current market activity and to demonstrate market acceptance for the opinion of value. They have been adjusted by 4% which is the current list to sales price % in the market area. They have not been included in the final reconciliation process as they are currently active listings.										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

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FEATURE		SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address		509 N School St Normal, IL 61761	513 N School St Normal, IL 61761								
Proximity to Subject			0.03 miles NW								
Sale Price		\$ 73,000	\$ 95,000			\$			\$		
Sale Price/Gross Liv. Area		\$ 34.42 sq.ft.	\$ 35.88 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)			BNARMLS# 2160288;DOM 72								
Verification Source(s)			Nrml Assr Website								
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions			Listing Pending;0		0						
Date of Sale/Time			c04/16		-3,800						
Location		N;Res;	N;Res;								
Leasehold/Fee Simple		Fee Simple	Fee Simple								
Site		14271 sf	14375 sf		0						
View		N;Res;	N;Res;								
Design (Style)		DT2;Early Ameri	DT2;Early Ameri								
Quality of Construction		Q4	Q4								
Actual Age		116	116								
Condition		C5	C4		0						
Above Grade Room Count		Total Bdrms. Baths 7 3 2.0	Total Bdrms. Baths 7 5 3.0	-4,000		Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area		2,121 sq.ft.	2,648 sq.ft.		-9,500	sq.ft.		sq.ft.			
Basement & Finished Rooms Below Grade		1408sf0sfin	1324sf0sfin		0						
Functional Utility		Average	Average								
Heating/Cooling		HWBB/WUnits	FWA/CA		0						
Energy Efficient Items		None	None								
Garage/Carport		1dw	2gd1dw		-6,000						
Porch/Patio/Deck		CvPrch/Patio	CvPrch/Deck		0						
Fence/FP		Fence/FP	None		0						
Net Adjustment (Total)			<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -23,300		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables			Net Adj. 24.5 %			Net Adj. %			Net Adj. %		
			Gross Adj. 24.5 %	\$ 71,700		Gross Adj. %	\$		Gross Adj. %	\$	

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer	09/24/2015	09/24/2015		
Price of Prior Sale/Transfer	\$150,000	\$170,000		
Data Source(s)	Nrml Assr Website	AssrFiles/BNARMLS		
Effective Date of Data Source(s)	05/09/2016	05/24/2016		
Analysis of prior sale or transfer history of the subject property and comparable sales Per the Normal Assessor Website, McLean County Recorder and the BNARMLS, comp 7 has sold once in the 12 months prior to the effective date of this appraisal reprt. That prior sale was comp 4 in this report. It was bought by the Town of Normal who has since relisted at a loss of the prior purchase price to entice a buyer to purchase and convert to single family residence use from its current non-conforming use.				
Analysis/Comments Comps 6 and 7 are active listings from the market area of the subject. They are in the report to demonstrate current market activity and to demonstrate market acceptance for the opinion of value. They have been adjusted by 4% which is the current list to sales price % in the market area. They have not been included in the final reconciliation process as they are currently active listings.				

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See attached addenda.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of value was developed from researching historical closed, active and expired listings.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 35,000
Source of cost data Swiftestimator	DWELLING Sq.Ft. @ \$ = \$
Quality rating from cost service 2 Effective date of cost data 04/2016	Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.) = \$
SEE SUPPLEMENTAL ADDENDUM FOR COMMENTS ON THE COST APPROACH.	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) 45 Years	INDICATED VALUE BY COST APPROACH = \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

Does the project contain any multi-dwelling units? Yes No Data Source

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

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

Describe common elements and recreational facilities.

PUD INFORMATION

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File # 61758705

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

509 N School
File # 61758705

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

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

Uniform Residential Appraisal Report

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

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

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

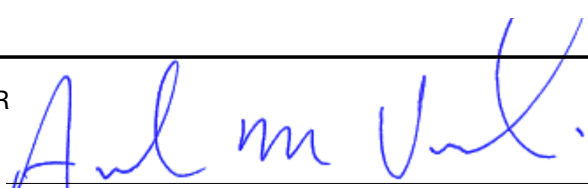
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation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

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

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

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

APPRAISER

Signature 
Name Andrew M Voorheis
Company Name Wendt Appraisal of Central Illinois
Company Address 1711 Beech St
Normal, IL 61761
Telephone Number (309) 838-1173
Email Address ahvoorheis@msn.com
Date of Signature and Report 05/27/2016
Effective Date of Appraisal 05/09/2016
State Certification # 556.004179
or State License # _____
or Other (describe) _____ State # _____
State IL
Expiration Date of Certification or License 09/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED

509 N School St
Normal, IL 61761
APPRAISED VALUE OF SUBJECT PROPERTY \$ 77,000

LENDER/CLIENT

Name TSI Appraisal
Company Name Quicken Loans, Inc
Company Address 1050 Woodward Ave,
Detroit, MI 48226
Email Address appraisal@tsiappraisal.com

SUBJECT PROPERTY

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

COMPARABLE SALES

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

Market Conditions Addendum to the Appraisal Report

509 N School
File No. 61758705

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 **509 N School St** City **Normal** State **IL** ZIP Code **61761**
Borrower **Allan Vance**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	0	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	2	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	3.0	0	3.0	<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	160,000	0	115,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	20	0	11	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	160,000	105,000	122,450	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	20	183	55	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	92.82%	0	100.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<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 contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **There are no noted concessions from the above data.**

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

Cite data sources for above information. **BNAR MLS and assessor information.**

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 above data was taken from the BNAR MLS for properties considered comparable to the subject that have sold or been listed for sale in the past 12 months. However, from a statistical data point of view this is a limited data set and could cause misreading the trends in the market area and since the subject and the comparables do not comprise the entire overall market this may not portray an accurate idea of current market activity. The appraiser has researched the overall average sales prices in the overall market area over the past 24 months to develop a larger statistical data pool over a larger period of time from which the overall market trends can be extracted.

If the subject is a unit in a condominium or cooperative project, complete the following:				Project Name:		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<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/Ab.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.

Allan Vance

Signature	Signature
Appraiser Name Andrew M Voorheis	Supervisory Appraiser Name
Company Name Wendt Appraisal of Central Illinois	Company Name
Company Address 1711 Beech St, Normal, IL 61761	Company Address
State License/Certification # 556.004179 State IL	State License/Certification # State
Email Address ahvoorheis@msn.com	Email Address

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

• URAR: Neighborhood - Description

The subject is located in an original part of the town of Normal. It is designated as a historical district area. The homes in this immediate area are of similar ages, design and appeal. The area to the immediate south turns into student housing for the Illinois State University Campus. The properties to the north and to the east are of newer built design and appeal. All schools, shopping and other necessary facilities and services are within a reasonable distance.

• HIGHEST AND BEST USE:

Highest and Best Use is the reasonably probable and legal use of the property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value overall property value (land and improvements). The subject site is located within a platted and zoned residential planned development. Adjacent land use in all directions is single-family residential. Based on an analysis of the market, the improvements not only add value to the subject site, but they also represent the maximally productive use of the site, as improved. It is the appraiser's opinion that the highest and best use of the subject property is its current use: single-family residential.

The subject has been used in the recent past as a multi-family property as at the time of this appraisal observation there were 2 kitchens in the property, still are, and there are 2 utility meters. The use of the property as a multi family property was a legal non-conforming use and as indicated by paperwork submitted by the listing agent, the town has removed the prior non-conforming zoning use of the subject property. It is now required to be converted to and used as a Single Family Residence.

HISTORICAL DESIGNATION:

The subject is zoned for historical designation. This designation requires all changes made to the exterior of the front and or the sides of the house, or if garage is added later, that are visible from the street must be pre-approved by the Historic Preservation Commission.

Also, exterior projects on the front and sides of the house are eligible for grant funds through the Town's "Bone Grant" program. The grant is intended to assist with restoration, for example to projects such as restoration of original wood windows.

• URAR: Subject - Overall Condition of the Property

There is no information indicating any recent updates have been done to the subject property. The subject has been used as a multi family property in its recent history which was a non-conforming use to zoning. The subject currently has 2 kitchens with 1 on each above grade level. The property has an unfinished basement which goes out to under the front porch which gives it a larger gla than the 1st floor. The basement did have evidence of water seepage along the back side of the basement area (photos included). The 2nd floor has 4 finished rooms, and a full bath, with 1 of those rooms currently used as a kitchen. The Town of Normal, the seller and current owner, is not requiring the 2nd kitchen be removed but desires the extra kitchen be removed to convert the use to a single family residence only. The Town recommends the removal of the 2nd floor kitchen sink and the the elimination of drains and water piping from disconnected plumbing.

DEFERRED MAINTENANCE EXTERIOR: The exterior of the subject has some items of deferred maintenance and necessary repair items: the rear of the house has a small section of missing siding, there are areas of flaking and peeling paint on the fascia of the subject near the roof lines, the sun room has broken window panes and missing glass panes as well, the front porch is missing spindles along the front of the porch.

DEFERRED MAINTENANCE INTERIOR: The interior of the subject has items of deferred maintenance as well. The rear back door interior frame was broken and the backdoor could not be locked due to the frame being broken from appearing to have been forced open, the sun room has the broken glass panes and these are dual panes (photos included), cracked wall plaster near 1st floor staircase, missing wood working on stairs, broken interior door, holes in walls and ceilings, many of the interior window frames on the 2nd floor were noted to have peeling paint.

NECESSARY REPAIRS: Many of the deferred maintenance items are cosmetic in nature but the broken glass window panes need to be repaired so that there is no risk of being cut on broken and or jagged glass.

SURPLUS SITE SIZE: The subject has a larger site size in the market area with a large backyard. This area is landlocked and cannot be sold off.

• URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach

The appraiser has searched the BNAR MLS for the most recent sales that are the most similar to the subject in terms of: above grade gla, functional utility, design and style, location, age, condition and appeal. The appraiser has included in this report 5 closed sales and 2 active/pending listings. The appraiser did also include 2 closed sales over 12 months old with 3 closed sales from within the 12 months prior to the effective date of this appraisal report. The most weight was placed on comp 1 (50%) as it was a reo sale similar to the subject from a competing market area. It is an older sale but was

Supplemental Addendum

File No. 61758705

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

necessary to include to have a sale in similar terms (REO) to that of the subject. The market area is not REO driven therefore it was necessary to search back in time to find a comparable REO sale of similar age, design and appeal. Comp 1 was not indicated to have had any recent updates done. Comp 3 and 5 were given the next most weight (20% each) as they were estate sales from the market area. Comp 5 is the other closed sale over 12 months old. Comps 2 and 4 were given the remaining weight (5% each). Comp 4 is the property directly north of the subject. It was purchase by the Town of Normal, as was the subject, and is relisted at a lower price than the sales price in the comp 4 slot and indicated to be priced to entice a buyer to purchase at the lower price to convert back into a single family residence.

CONDITION ADJUSTMENT: The appraiser has calculated a condition adjustment from matched paired sales in competing areas of 15% that was placed in the grid to account between C4 and C5 properties. The condition adjustment was not placed on comp 1 as it was indicated to be as is where is and no updates were indicated to that property.

Comps 6 and 7 are active and pending listings from the overall market area that are in the report. They are in the report to demonstrate current market activity.

The comparables in the report bracket and support the opinion of value and the contract price. The overall market area was found to have been stable over the past 24 months therefore no time of sale adjustments are deemed necessary.

SUBJECT TO INSPECTION MARKED: The Residential Real Property Disclosure report indicates yes for the following items that the seller is aware of : defects in the electrical system, defects in the plumbing systems such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool, defects in heating, air conditioning or ventilatin systems, and aware of current infestations of termites or othe wood boring insects.

These items are beyond the scope and expertise of this real estate appraiser and therefore the appraiser is using an extraordinary assumption that these items do not require alteration or repairs.

REPAIRS: The glass panes for the sun room that are broken do need to repaired as this is considered a safety issue.

REQUIRED REPAIRS FROM THE TOWN OF NORMAL:

- 1) REMOVE THE DOOR AND ADJACENT WALL ENCLOSURE AT THE TOP OF THE STAIRCASE
- 2)REPAIR FRONT PORCH RAILING WITH SPINDLES TO MATCH ORIGINAL
- 3) A BUILDING PERMIT WILL BE REQUIRED TO AFFIRM THESE CONDITIONS ARE ADEQUATELY ACHIEVED.

Actions of buyers and sellers are best analyzed by the Sales Comparison Approach. That approach is given greatest weight in the reconciliation. The Cost Approach was not developed and given no weight in the final reconciliation. The Cost Approach was not developed due to it does not represent the pricing strategies of the market participants. The Income Approach was not developed due to the market area of the subject not having indicated any rental properties. Therefore the Income Approach could not be developed.

• A Home Appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the appraisal report. When performing the appraisal of the property the appraiser visually observes areas that are readily accessible. The appraiser is observing the condition of the property and its amenities. The appraiser will note any deferred maintenance as observed and adjust accordingly if significant enough to affect the properties marketability and/or value.

A Home Inspection involves a evaluation of the condition of the home's heating, central air conditioning, plumbing, electrical systems, roof, attic, floors, foundation and structure. The borrower has the right to have a home inspection by a professional home inspector. Whereas the home appraisals primary purpose is to determine the market value of a particular property, the primary purpose of a home inspection is to highlight items that may be in need of repair or replacement.

• **HOME APPRAISAL VERSUS HOME INSPECTION:** The comments by this licensed (certified) real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 ILL. Adm Code 1410 and are not considered a home inspection or a home inspection report.

• Appraiser Additional Certifications:

Pursuant to Section 1455 of the Illinois Administrative Code for Real Estate Appraiser Licensing the following certifications are being added to this appraisal assignment.

"The "Client" means the party or parties who engage an appraiser, by employment or contract, in a specific assignment. If an appraisal management company is the party engaging the appraiser, the appraisal management company is considered the client."

The appraisal assignment has been ordered by an appraisal management company. They have been identified as the Client in the LENDER/CLIENT section on the Name Line on the the Signature Page. The lender has been identified in the Subject Section on the Lender/Client line on page one of the

Supplemental Addendum

File No. 61758705

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appraisal report.

The compensation for this appraisal assignment is \$310

Additional Intended Users

The intended users of this appraisal report are the client and the lender. No additional intended users are identified by the appraiser.

• URAR: Additional Comments

SUBJECT UTILITIES: The subject's utilities were on and functional at the time of the appraisal observation.

MARKET CONDITION ANALYSIS: The appraiser has researched the overall average sales prices in the market area over the past 24 months for all sales in the market area. The overall average sales prices have been stable over the past 24 months. The overall average sales prices have been: past 24 mths - 128,975 (58 sales)/ past 18 mths - 130,778 (41 sales)/ past 12 mths - 127,615 (32 sales)/ past 6 mths - 131,011 (13 sales). A market would be considered to be increasing or decreasing in value when there have been 2 consecutive quarters of increases or decreases of value greater than 2%. The overall average DOM has been 53 days over the past 12 months.

DOM OF COMPARABLES: Comps 1, 2, and 6 have each had extended time on the open market when compared to the market average of 53 days over the past 12 months. The mls sheets do not indicate the properties to have been in need of any repairs nor are they indicated to have been short sales or foreclosure sales. The most probable reason are the sellers listing at values too high for the market area and taking longer to lower the prices to find market acceptance.

DATE OF CLOSED SALES: Comps 1, 4 and 5 are closed sales over 6 months old but from within the 24 months prior to the effective date of this appraisal report. The overall market area is considered to have been stable over the past 24 months therefore no time of sale adjustments are deemed necessary.

SITE SIZE: The subject has a larger than typical site size and is considered to have surplus land, landlocked. No adjustments could be quantified for this larger than typical site size in the market area for these properties.

DESIGN/STYLE ADJUSTMENTS: There is no quantifiable market data that indicates any adjustments necessary for design differences between the subject and the comparables with different architectural designs.

AGE: There are no age adjustments made in this report as actual ages are not reflective of effective ages/current conditions that can take into account updates that have been done on a property.

CONDITION ADJUSTMENT: The condition adjustment was quantified from historical matched paired sales analysis from the mls.

BATH ADJUSTMENT: The bath adjustment was calculated from group paired sales analysis.

BEDROOM ADJUSTMENT: There was no quantifiable market data that indicated a bedroom adjustment for this market area and segment.

ABOVE GRADE GLA: The above grade gla adjustment was developed from Depreciated Cost Analysis from the closed sales in this report then thru Sensitivity analysis. No adjustment is quantifiable for variances under 100 sq ft from the subject's above grade gla.

BELOW GRADE GLA: The finished below grade gla adjustment was found thru group paired sales analysis. No adjustment was found quantifiable for variances under 100 sq ft from the subject's finished below grade gla.

GARAGE ADJUSTMENT: The garage adjustment was calculated from group paired sales analysis.

OPINION OF VALUE VERSUS PREDOMINANT VALUE IN THE OVERALL MARKET AREA: The comparables in the report support an opinion of value for the subject that is lower than the predominant value in the overall market area. The subject is not considered to be an under-improvement in the market area. There is no negative effect on the marketability of the subject if priced competitively on the open market.

INTENDED USER(S)

The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

INTENDED USE

The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose, reporting requirements, and definition of market value.

OPINION OF MARKET VALUE VERSUS OPINION OF SITE VALUE: The opinion of site value is larger than 30% of the opinion of market value for the subject due to the current condition of the subject property. It has many items of deferred maintenance that have an effect on the property value. The opinion of site value was developed from researching closed site sales in the immediate market area and competing market areas to the subject property.

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ADJUSTMENT RATIO GUIDELINES: The adjustment ratios have been exceeded in this report out of necessity and due to the limited comparable sales in the past 12 months that are also in similar condition to that of the subject. The comparables in the report are considered to have been the best available and most similar to the subject property in its current condition.

RANGE OF UNADJUSTED AND ADJUSTED VALUES: The comparables in this report present a wider range of unadjusted and adjusted values than typically preferred. They are considered to be reflective of the limited market activity for homes of this size and in the subject's current condition as of the effective date of this appraisal report.

CONDITIONS OF APPRAISAL: The date of the appraisal and the date this report was prepared vary slightly, thus allowing for time to transmit the report. The purpose of the report is to derive an opinion of market value for the subject property for a federally related mortgage transaction. It is to be used solely as a basis for lending decisions. This appraisal follows the generally accepted and established appraisal practices contained in FIRREA (Federal Institutions Reform, Recovery, and Enforcement Act), as well as USPAP (Uniform Standards of Professional Appraisal Practice). The appraiser is not a home inspector and this appraisal report is not a home inspection, the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

MISCELLANEOUS COMMENTS: The sales comparable photographs used in this appraisal were taken by the appraiser. The appraiser has inspected the exterior area of each of the comparables and has noted any current sales as applicable in this report. This report was submitted using electronic signature(s). The appraiser(s) ensure that the signature(s) are protected and that only the appraiser(s) maintain control of the signature which is secured by a password. According to USPAP, electronically affixing a signature to a report carries the same level of authority and responsibility as an ink signature on a paper copy report.

LISTING HISTORY: Listings are reviewed on the MLS over the past 36 months for the subject and 12 months for comparable sales. No additional listing were found for the subject or comparable sales other than what is disclosed in the report.

COST APPROACH: Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimated inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

SKETCH: The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size. If for any other purpose exact measurements are required a land surveyor or engineer must be utilized for said purpose.

FHA Appraisals: FHA appraisals are no guarantee that the property is free from defects. The appraisal only establishes the value of the property for mortgage insurance purposes. Buyers need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property.

ADDITIONAL REQUESTED COMMENTS:**REPAIRS NECESSARY TO BRING CONDITION RATING TO A C4:**

REPLACE ALL BROKEN GLASS PANES - SAFETY ISSUE
 REPAIR BROKEN PLASTER ON INTERIOR WALLS - STRUCTURAL
 REPAIR BROKEN CEILING TILES - STRUCTURAL ISSUE
 REPAIR BROKEN DOOR FRAME TO REAR ENTRY DOOR -

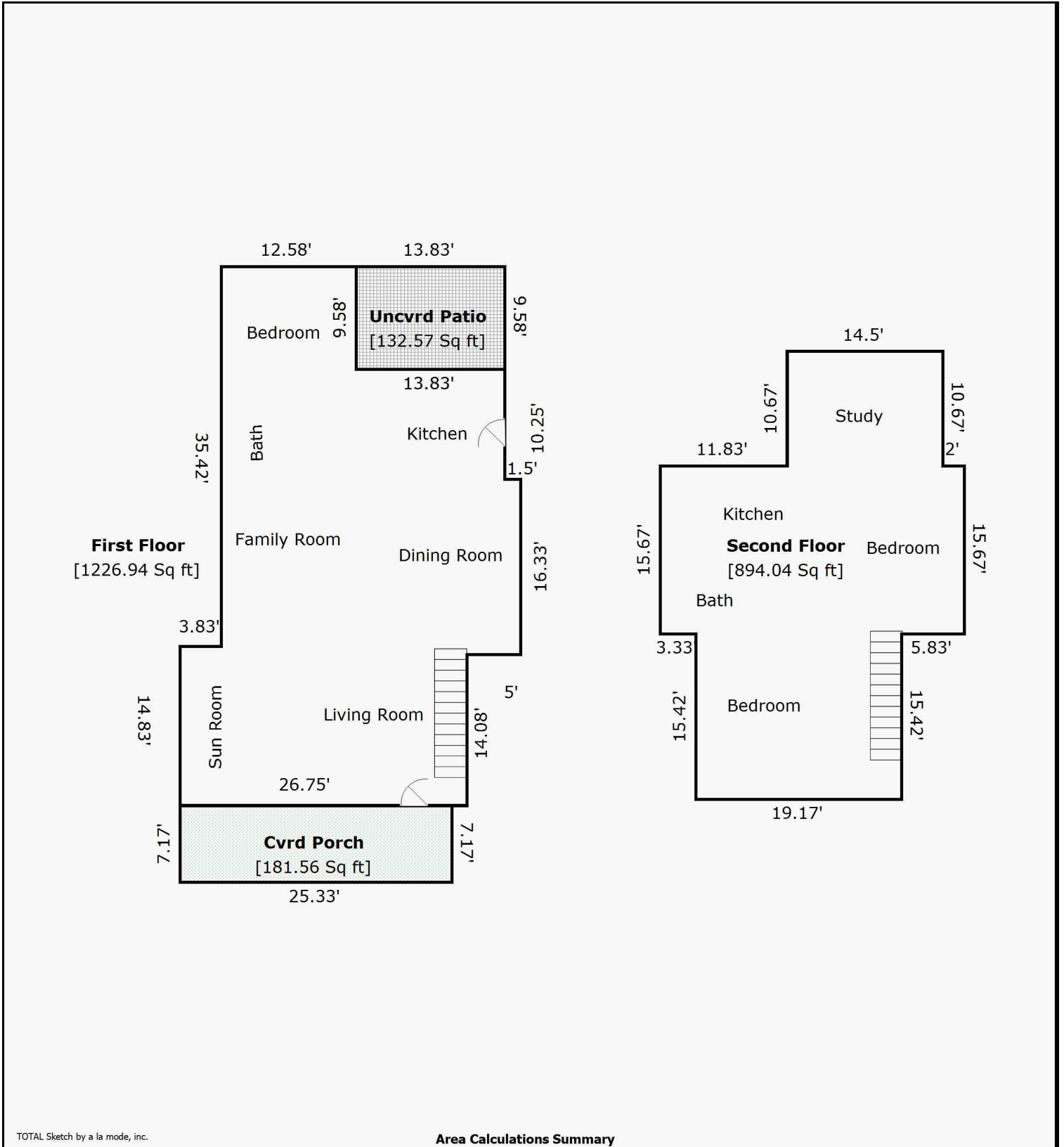
COST TO CURE - \$1500 - \$1700

• COST TO CURE:

The inspecting appraiser is not a licensed contractor and is not an expert in home repair. This cost to cure estimate is a best guess estimate and should be considered as such. It is highly recommended that a licensed contractor be contacted to obtain a more reliable cost to cure estimate

Building Sketch

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1226.94 Sq ft	$9.58 \times 12.58 = 120.59$ $10.25 \times 26.42 = 270.77$ $15.58 \times 27.92 = 435.03$ $0.75 \times 31.75 = 23.81$ $26.75 \times 14.08 = 376.73$
Second Floor	894.04 Sq ft	$14.5 \times 10.67 = 154.67$ $19.17 \times 15.42 = 295.49$ $28.33 \times 15.67 = 443.89$
Total Living Area (Rounded):		2121 Sq ft
Non-living Area		
Cvrd Porch	181.56 Sq ft	$25.33 \times 7.17 = 181.56$
Uncvrd Patio	132.57 Sq ft	$9.58 \times 13.83 = 132.57$

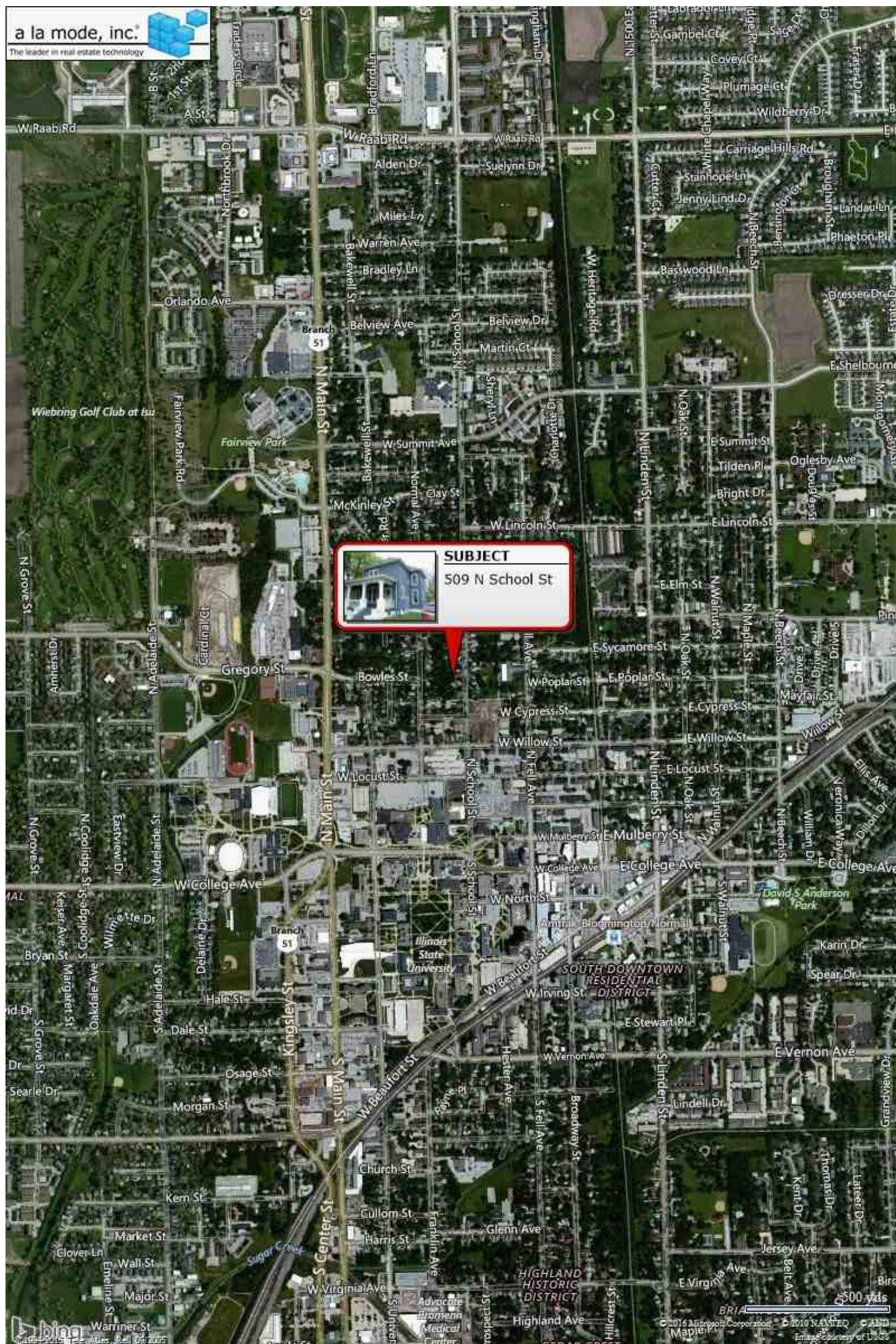
Location Map

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
Lender	Quicken Loans, Inc	Zip Code	61761



Location Map

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Subject Photo Page

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
		Zip Code	61761
Lender	Quicken Loans, Inc		



Subject Front

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
		Zip Code	61761
Lender	Quicken Loans, Inc		



Subject Front

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Subject Rear



Subject Street

Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

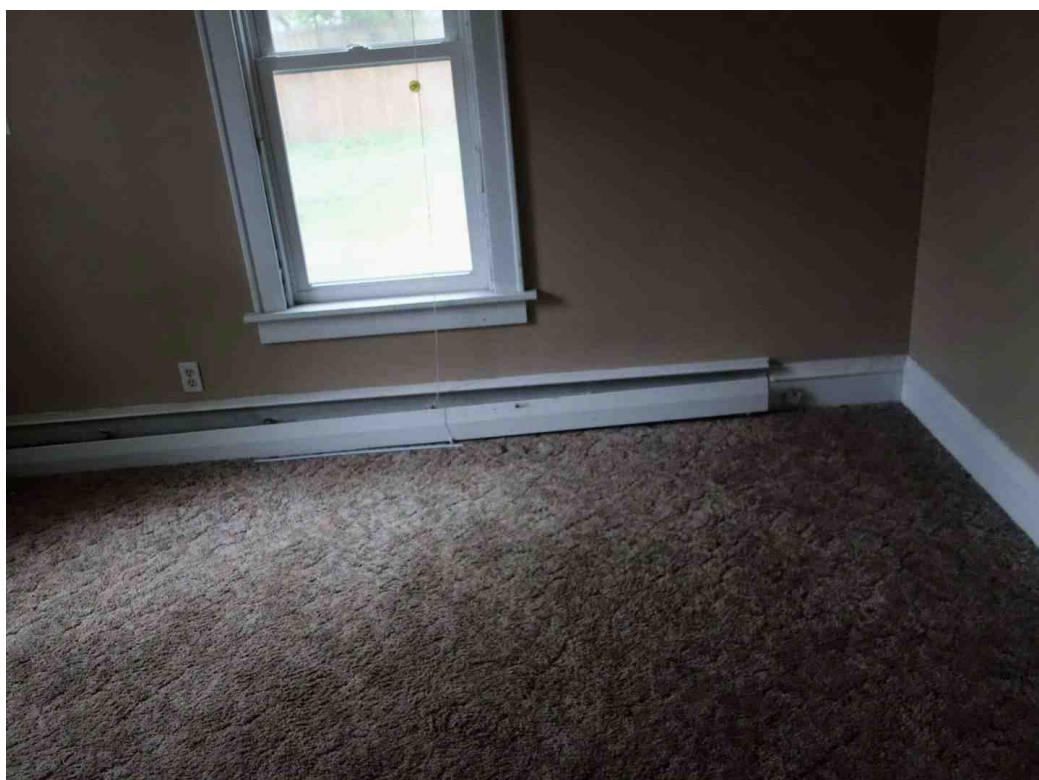


Kitchen

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Kitchen



1st Floor Bedroom

Subject Interior Photo Page

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
Lender	Quicken Loans, Inc	State	IL
		Zip Code	61761



1st Floor Bath

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Living Room



1st Flr Family Rm

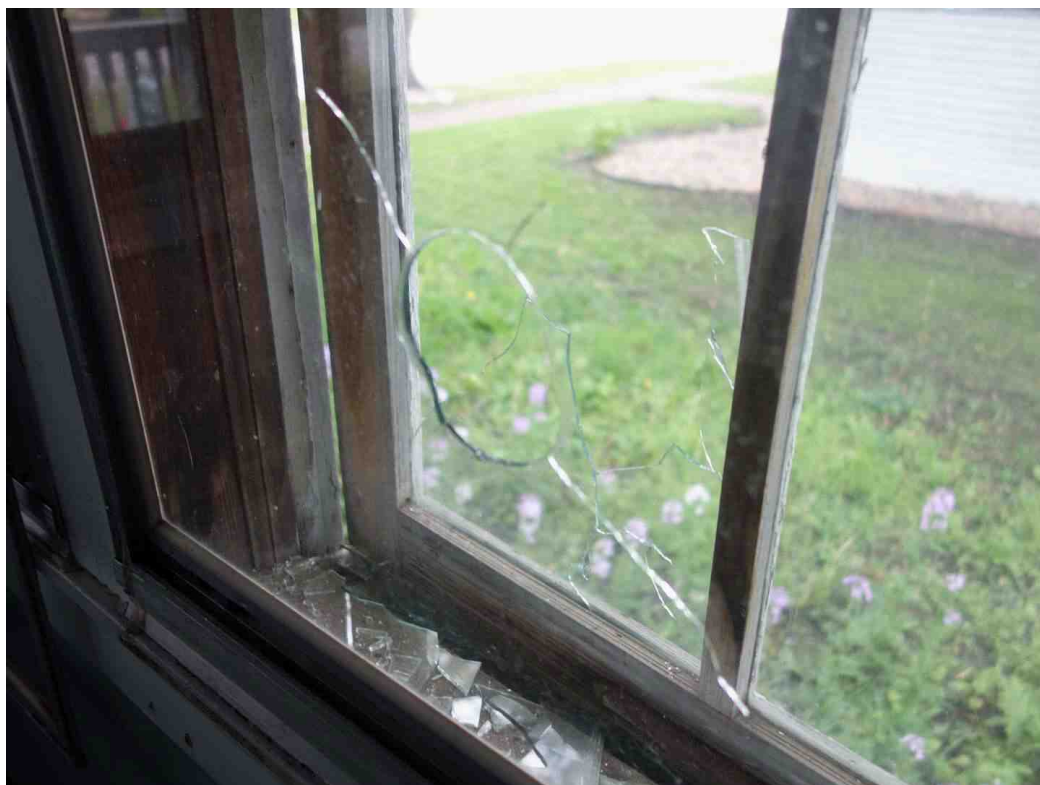
Subject Interior Photo Page

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
		Zip Code	61761
Lender	Quicken Loans, Inc		

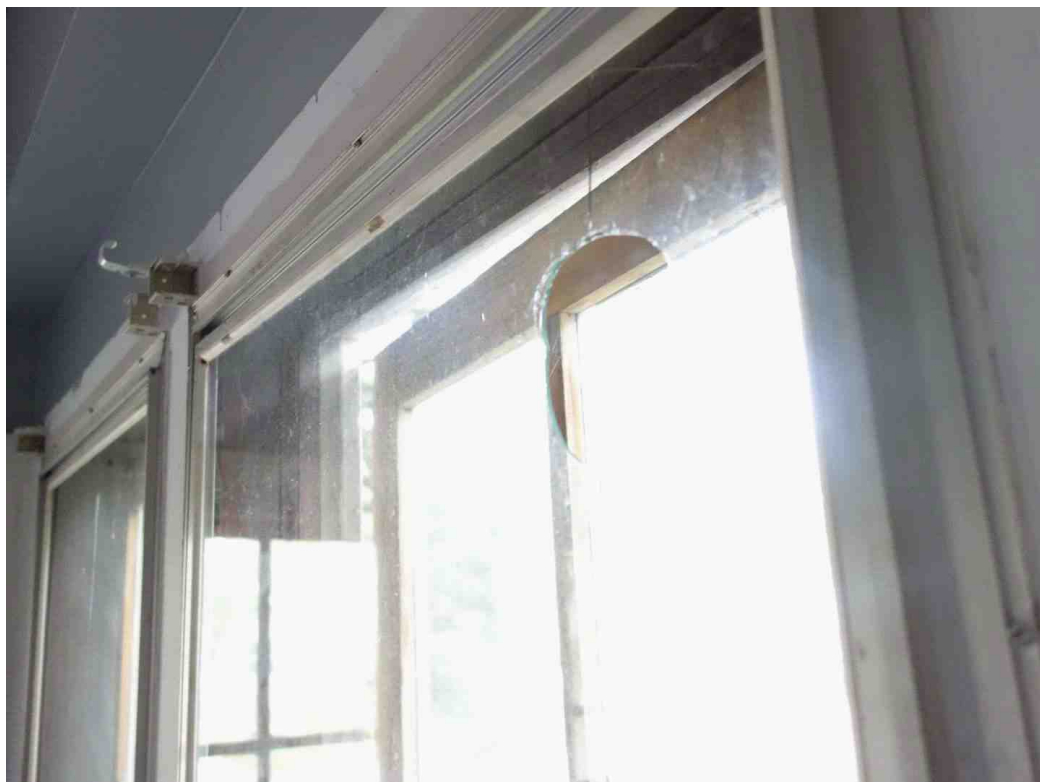


Sun Room

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Broken Glass Windws



Broken Glass Windos

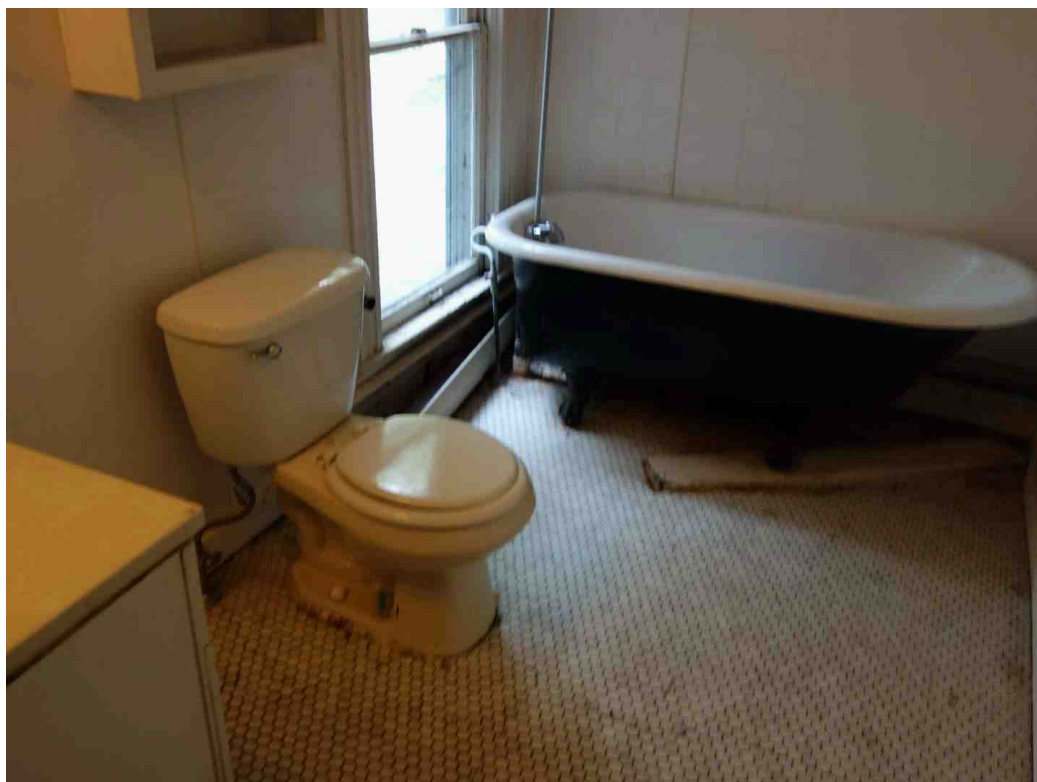
Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



2nd floor Bedroom

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



2nd Floor Bath



Bath

Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



2nd Floor Kitchen

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



2nd Floor Kitchen



2nd Floor Breaker Panel

Subject Interior Photo Page

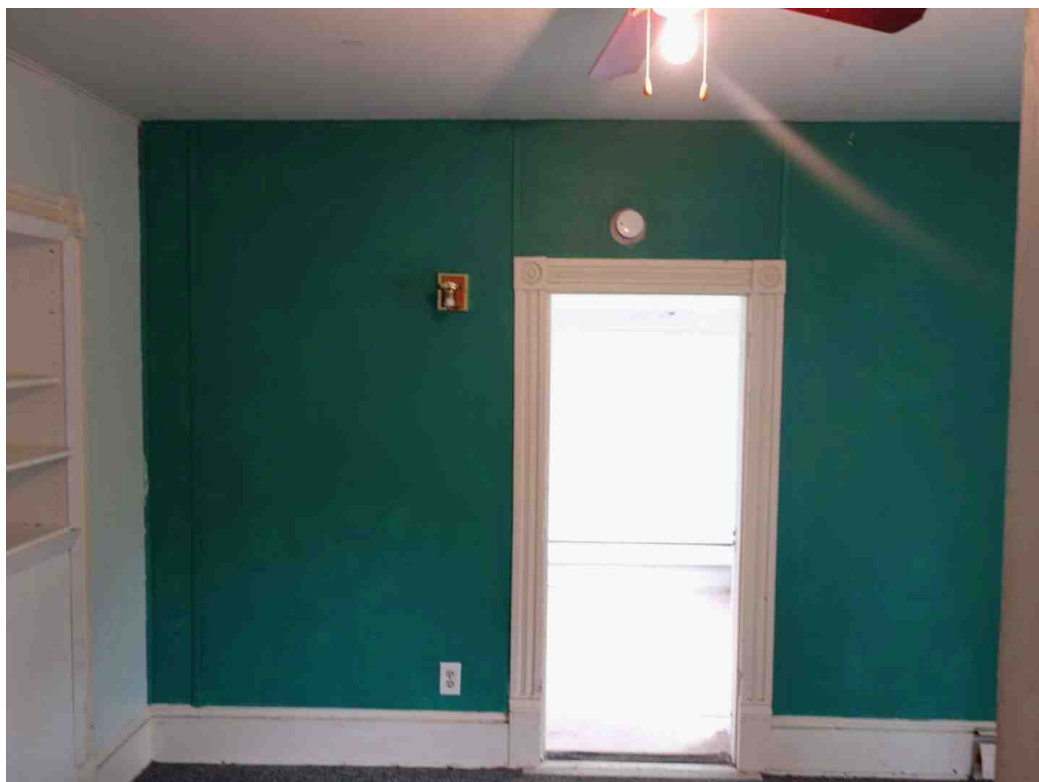
Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Study

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116

accessed only thru
bedroom



2nd Floor Bedroom



1st Floor Dining Room

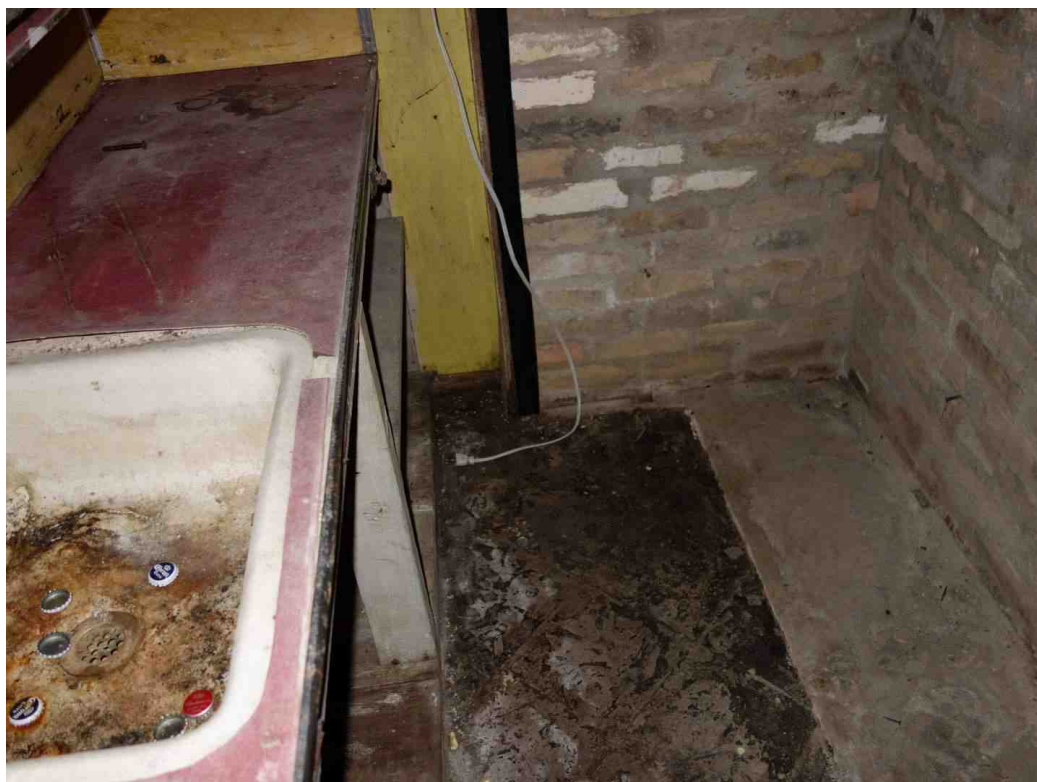
Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Basement

509 N School St
 Sales Price 73,000
 G.L.A. 2,121
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 14271 sf
 Quality Q4
 Age 116



Basement



Bsmt CO detector

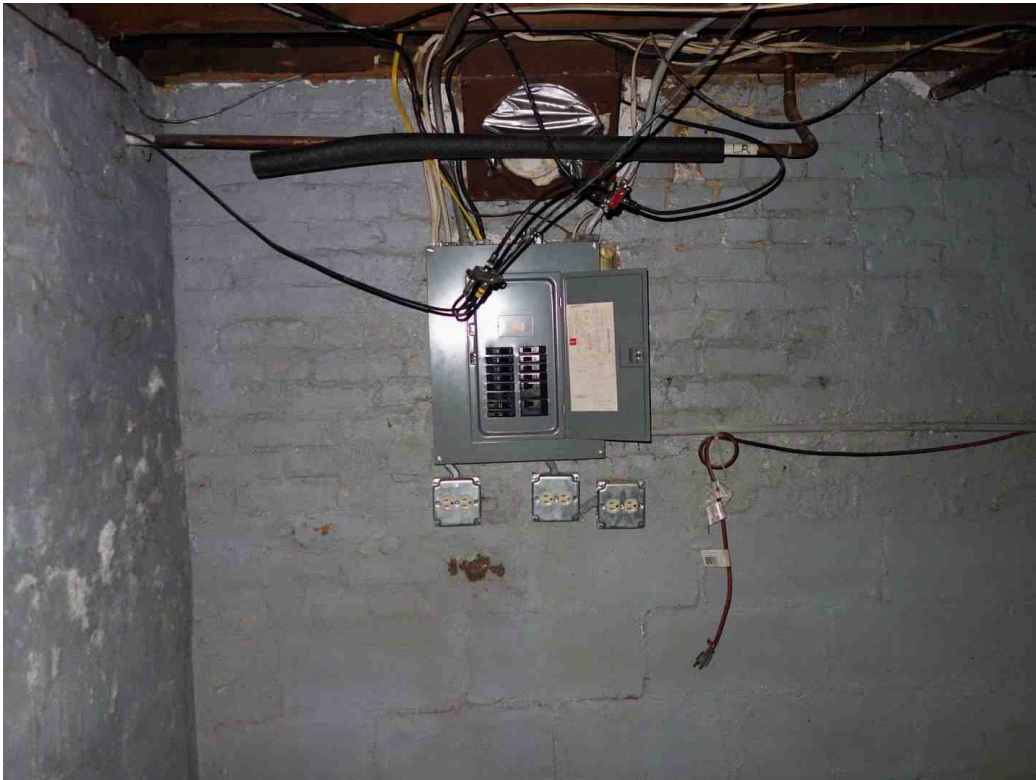
Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

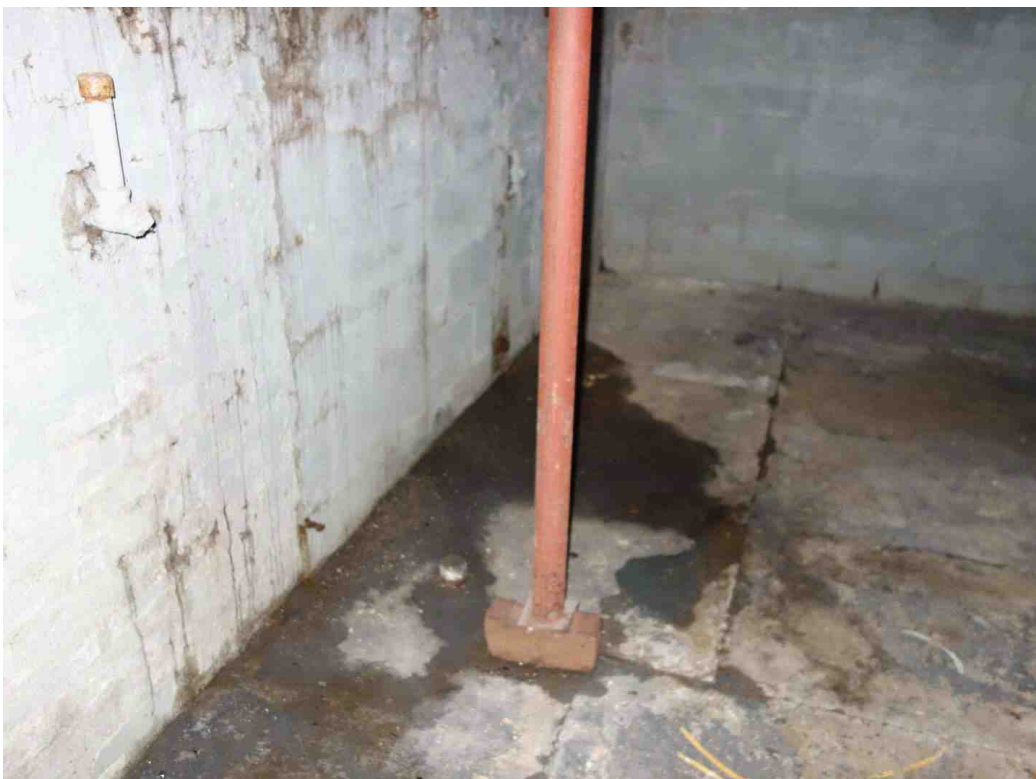


HWBB

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Breaker Panel



Water Seepage

Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Dryer in Bsmt

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Broken Dr

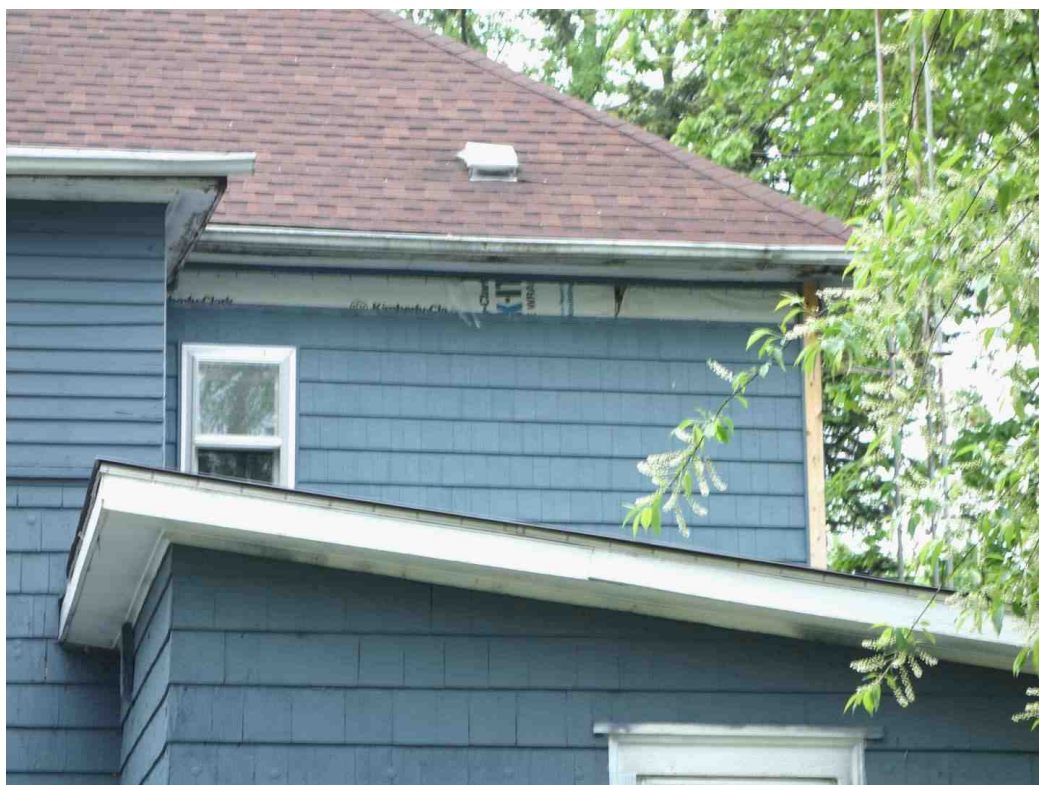
on 2nd floor



Cracked Plaster

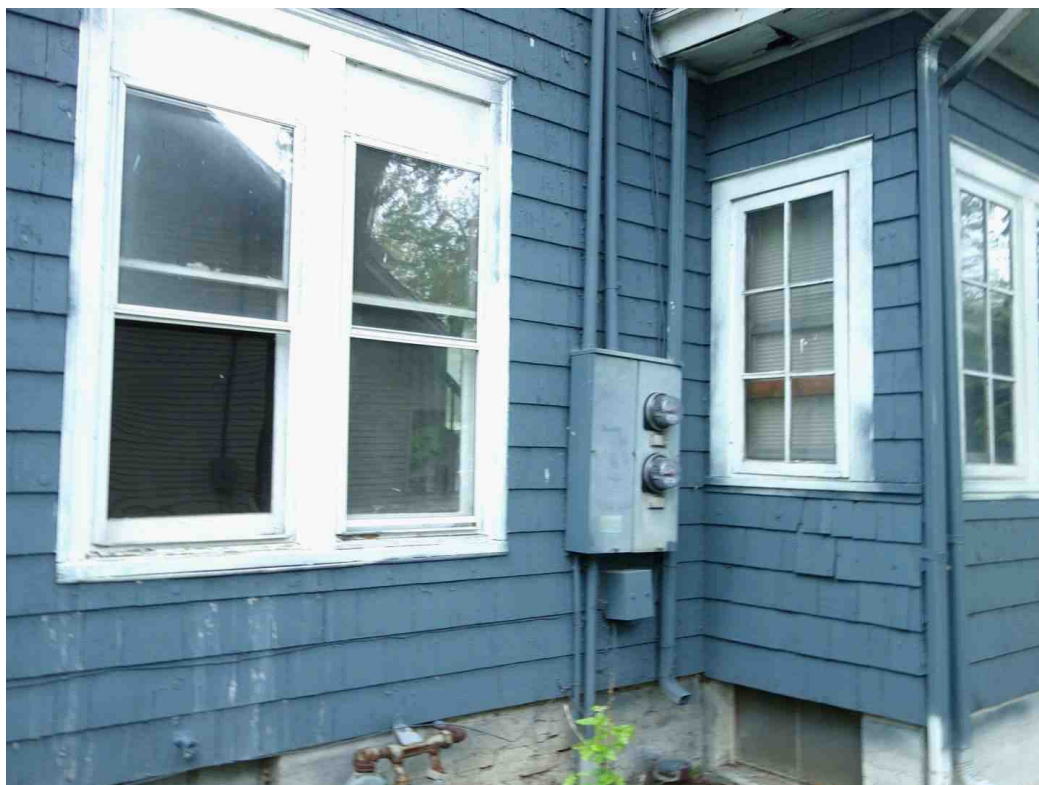
Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Missing Siding

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Dual Meter Readers



Broken Window Pane

This is to the sun room area.

Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Missing Wood Work

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Damaged Ceiling



Surplus Land

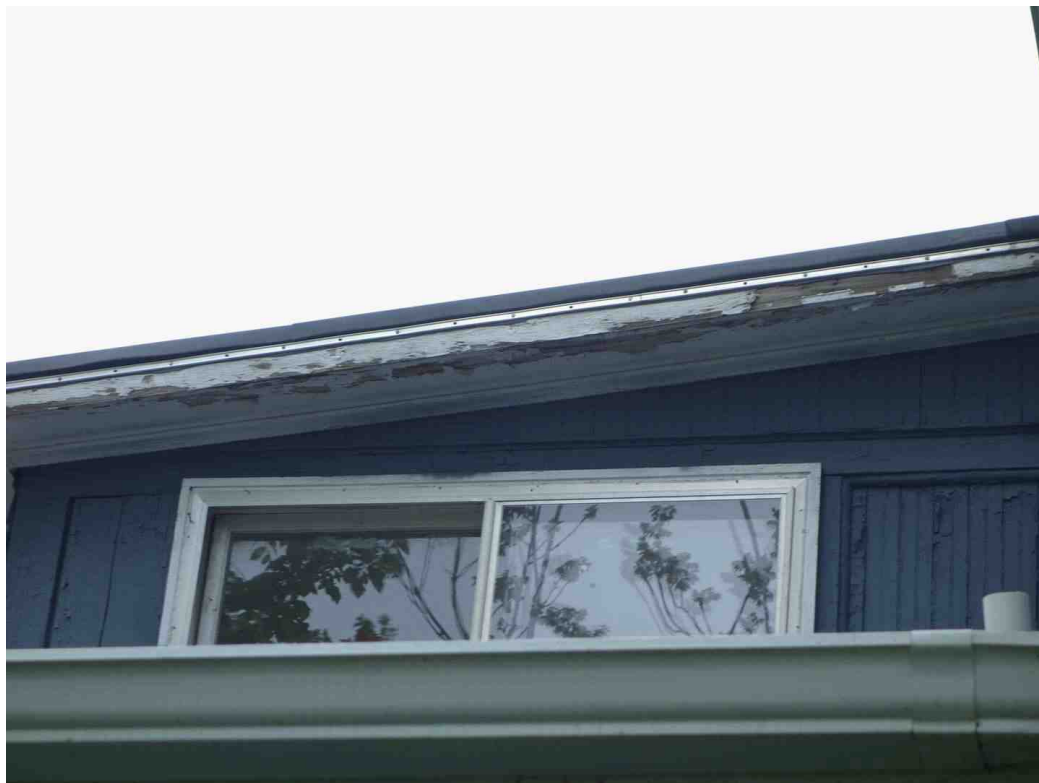
Subject Interior Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

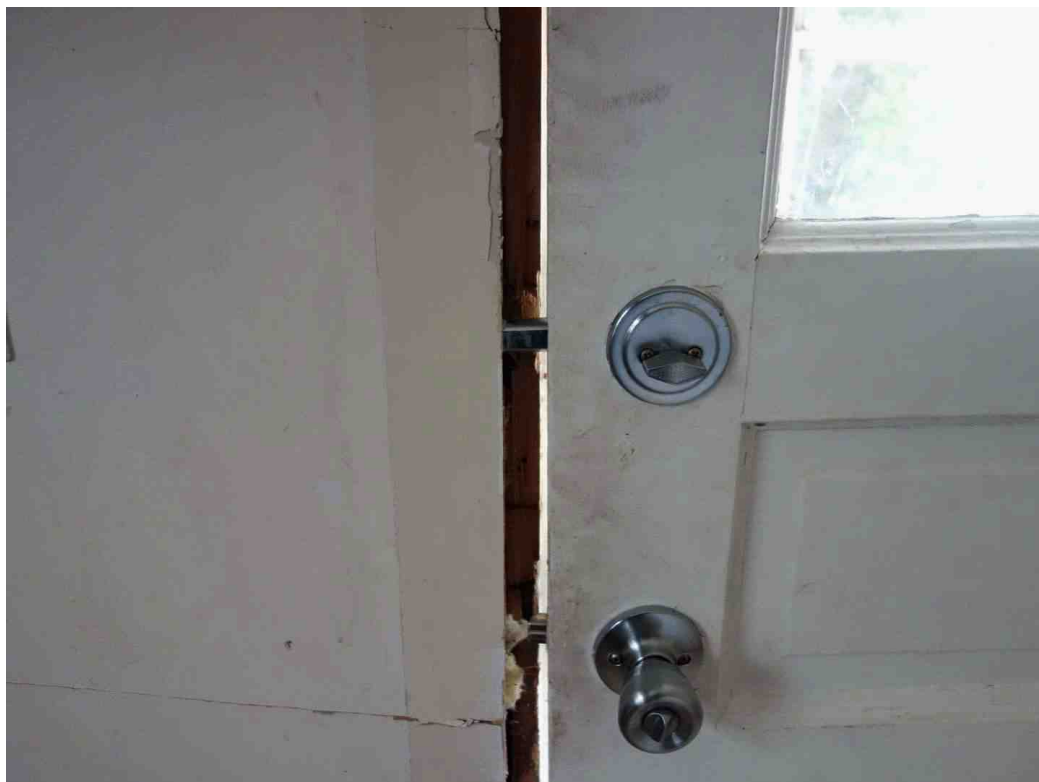


Peeling Paint

509 N School St
Sales Price 73,000
G.L.A. 2,121
Tot. Rooms 7
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 14271 sf
Quality Q4
Age 116



Peeling Paint



Broken Door Frame

backdoor would not lock due to appearance of door being forced open

Comparable Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Comparable 1

813 W College Ave
 Proximity 0.81 miles SW
 Sale Price 59,900
 GLA 1,800
 Total Rooms 6
 Total Bedrms 3
 Total Bathrms 2.1
 Location N;Res;
 View N;Res;
 Site 9450 sf
 Quality Q4
 Age 105



Comparable 2

102 E Vernon Ave
 Proximity 0.83 miles SE
 Sale Price 169,900
 GLA 2,082
 Total Rooms 8
 Total Bedrms 4
 Total Bathrms 1.1
 Location N;Res;
 View N;Res;
 Site 11715 sf
 Quality Q4
 Age 110

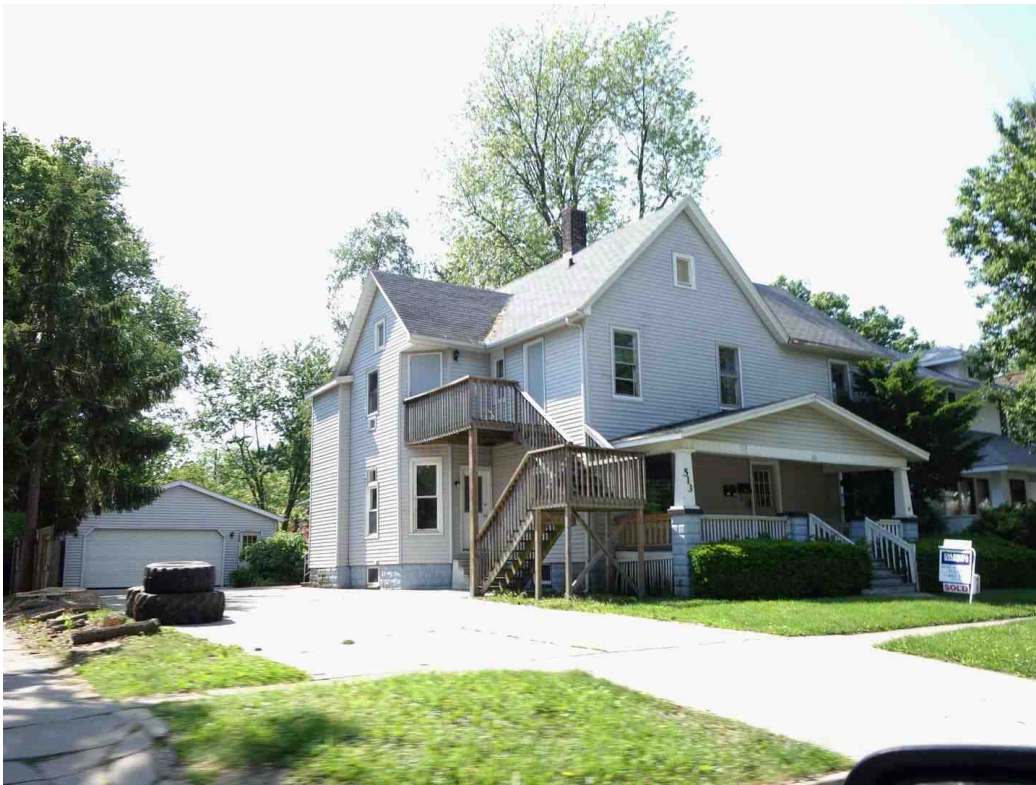


Comparable 3

702 Dale St
 Proximity 0.78 miles SW
 Sale Price 105,500
 GLA 2,011
 Total Rooms 7
 Total Bedrms 3
 Total Bathrms 2.1
 Location N;Res;
 View N;Res;
 Site 8712 sf
 Quality Q4
 Age 116

Comparable Photo Page

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



Comparable 4

513 N School St
 Proximity 0.03 miles NW
 Sale Price 170,000
 GLA 2,648
 Total Rooms 8
 Total Bedrms 5
 Total Bathrms 3.0
 Location N;Res;
 View N;Res;
 Site 14375 sf
 Quality Q4
 Age 115



Comparable 5

810 Hester Ave
 Proximity 0.90 miles S
 Sale Price 96,000
 GLA 1,876
 Total Rooms 7
 Total Bedrms 4
 Total Bathrms 1.1
 Location N;Res;
 View N;Res;
 Site 6350 sf
 Quality Q4
 Age 92



Comparable 6

505 N School St
 Proximity 0.02 miles S
 Sale Price 89,900
 GLA 1,880
 Total Rooms 6
 Total Bedrms 3
 Total Bathrms 2.1
 Location N;Res;
 View N;Res;
 Site 10914 sf
 Quality Q4
 Age 101

Comparable Photo Page

Borrower/Client	Allan Vance			
Property Address	509 N School St			
City	Normal	County McLean	State IL	Zip Code 61761
Lender	Quicken Loans, Inc			



Comparable 7

513 N School St
 Proximity 0.03 miles NW
 Sale Price 95,000
 GLA 2,648
 Total Rooms 7
 Total Bedrms 5
 Total Bathrms 3.0
 Location N;Res;
 View N;Res;
 Site 14375 sf
 Quality Q4
 Age 116

Comparable 8


Proximity
 Sale Price
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location
 View
 Site
 Quality
 Age

Comparable 9

Proximity
 Sale Price
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location
 View
 Site
 Quality
 Age

Search Criteria

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						



[Home](#) | [RESIDENTIAL](#)

Residential (Default) | Associated Docs (4)
Last Search | Default MLS Defined Spreadsheet 1 (14 of 31)
Last Search | Associated Docs (3)

[Load Search](#)
[Last Search](#)
[Customize](#)
[Save Search](#)
[Open All](#)
[Close All](#)

Primary Criteria - Last Search

Closed Date: Begin End Date Range: ▼

Search By Map:

Type:

Style:

Status:

Price: Low , High: ,

City:

Area:

Address-Number: Min Max Single ▼

Pre Dir/Street Name:

Total SqFt: Min Max

Age: Min Max

Total Fin Above Ground: Min Max

County:

Old Grnd #

Total Finish SqFt: Min Max

Secondary Criteria

31 Count Search

CRITERIA SUMMARY [Clear All](#)

Status: ACT, CONT, CLD, PED

Closed Date: 05/09/2014 - 05/09/2016

Total Fin Above Ground: 1700 - 2700

Search By Map: Shape 1: Polygon

Type: HS

Style: 15, 2, 25

Available Reports

[Open All](#) | [Close All](#)

Default View: MLS Defined Spreadsheet 3

Favorites: Default MLS Defined Spreadsheet 1
All Fields Detail

Spreadsheets: Details
MultiUps

Specialty Views: CMA
Reports
Recycle Bin

Farm List

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

TOTAL		HIGH LOW AVG MED														HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 14		DAYS ON MARKET: 472 6 96 23														LIST PRICE: \$185,000	\$59,900	\$130,414	\$129,950	\$1,825,800
																SOLD PRICE: \$170,000	\$59,900	\$126,890	\$139,900	\$1,417,000
MLS #	Type	Status	Address	City	Area	BR	BA	HS	GR	GL	SY	GLA	Total Fin Blw Ground	List Price	Selling Price	Pending Date	Closed Date	Days On Market	Acreage	Price/GLA
1	2143798	House Closed	813 W College	Normal	Normal	3	2	1	2	D	2	1,800	0	\$59,900	\$59,900	1/9/2015	1/16/2015	86		\$33.28
2	2160287	House Pending	509 N School	Normal	Illinois State U	4	2	0	0		2	2,210	0	\$80,000			4/8/2016	89	0.33	\$56.20
3	2141710	House Closed	810 Hester	Normal	Normal	4	1	1	0		2	1,876	0	\$105,000	\$98,000	5/25/2014	6/20/2014	12		\$51.17
4	2160862	House Closed	762 Dale	Normal	Oakdale	3	2	1	0		15	2,011	634	\$113,500	\$105,500	3/15/2016	4/21/2016	7		\$52.46
5	2161043	House Closed	1 McCormick Blvd	Normal	North Normal	4	2	1	2	A	2	2,040	0	\$115,000	\$113,000	3/28/2016	4/16/2016	11		\$56.37
6	2141330	House Closed	616 Normal Ave	Normal	Normal	5	2	0	1	D	15	1,700	0	\$127,900	\$126,000	4/29/2014	5/12/2014	6		\$74.12
7	2161376	House Pending	610 N School St	Normal	Normal	3	2	0	0		2	1,734	1,003	\$129,900		5/18/2016	7/8/2016	41		\$74.91
8	2152595	House ACTIVE	800 N Fell	Normal	North Normal	3	2	0	2	D	15	1,779	200	\$130,000				296		\$73.07
9	2152021	House Closed	410 Hovey	Normal	Illinois State U	3	1	0	1	D	2	1,805	0	\$139,900	\$139,900	6/11/2015	7/31/2015	6		\$74.22
10	2144059	House Closed	102 E Vernon	Normal	Normal	4	1	1	1	D	2	2,082	120	\$154,800	\$142,000	12/3/2015	1/12/2016	278		\$68.20
11	2141646	House Closed	808 Hester	Normal	South Normal	3	3	0	1	D	2	1,883	200	\$149,900	\$145,500	9/3/2015	10/30/2015	472		\$77.27
12	2152596	House Closed	509 N School	Normal	Illinois State U	4	2	0	0		15	2,285	0	\$160,000	\$150,800	8/5/2015	8/24/2015	30		\$66.03
13	2142408	House Closed	308 Gregory Street	Normal	North Normal	3	3	0	2	A	15	1,718	1,018	\$175,000	\$168,000	7/22/2014	8/28/2014	37		\$97.90
14	2152592	House Closed	513 N School	Normal	Illinois State U	5	3	0	2	D	2	2,548	0	\$185,000	\$170,800	6/5/2015	8/24/2015	30		\$64.20

License Addendum

Borrower/Client	Allan Vance				
Property Address	509 N School St				
City	Normal	County	McLean	State	IL Zip Code 61761
Lender	Quicken Loans, Inc				



Residential Real Property Disclosure Report

Borrower/Client	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
		Zip Code	61761
Lender	Quicken Loans, Inc		



Illinois Association of REALTORS® RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT



PURPOSE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION UNDER COMMON LAW. SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY IN EXCESS OF A CUSTOMER USUALLY AGREE TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED. IN THE PROSPECTIVE BUYER'S COMPLETION OF THIS REPORT BY SELLER CREATED LEGAL OBLIGATIONS OR WILL BE THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: 509 N. School St.
 City, State & Zip Code: Normal, IL 61761
 Seller's Name: FRANK & NANCY - MARK P. PETERSON

This report is a disclosure of certain conditions of the residential real property based upon the Seller's best knowledge and belief. This information is provided as of _____, _____, and does not reflect any improvement or worsening of the condition of the residential real property between the date of this disclosure and the date of the disclosure. The disclosure is made based on the Seller's best knowledge and belief at the time of the disclosure. The Seller is not responsible for any change in the condition of the residential real property between the date of this disclosure and the date of the disclosure.

In this form, "disclosure" means or shall be deemed to mean the Seller's knowledge and belief at the time of the disclosure of any material defect in the residential real property or the Seller's best knowledge and belief at the time of the disclosure of any material defect in the residential real property. The Seller is not responsible for any change in the condition of the residential real property between the date of this disclosure and the date of the disclosure.

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

- | | | | | | |
|----|-----|-----|-----|-----|---|
| 1 | [] | [] | [] | [] | Has the residential real property been used for 12 months (12 consecutive months) as a residence? |
| 2 | [] | [] | [] | [] | Are there any known or suspected sewage problems in the residential real property? |
| 3 | [] | [] | [] | [] | Are there any known or suspected water problems in the residential real property? |
| 4 | [] | [] | [] | [] | Are there any known or suspected electrical problems in the residential real property? |
| 5 | [] | [] | [] | [] | Are there any known or suspected plumbing problems in the residential real property? |
| 6 | [] | [] | [] | [] | Are there any known or suspected roof problems in the residential real property? |
| 7 | [] | [] | [] | [] | Are there any known or suspected foundation problems in the residential real property? |
| 8 | [] | [] | [] | [] | Are there any known or suspected structural problems in the residential real property? |
| 9 | [] | [] | [] | [] | Are there any known or suspected mechanical problems in the residential real property? |
| 10 | [] | [] | [] | [] | Are there any known or suspected pest problems in the residential real property? |
| 11 | [] | [] | [] | [] | Are there any known or suspected environmental problems in the residential real property? |
| 12 | [] | [] | [] | [] | Are there any known or suspected fire or smoke damage problems in the residential real property? |
| 13 | [] | [] | [] | [] | Are there any known or suspected mold problems in the residential real property? |
| 14 | [] | [] | [] | [] | Are there any known or suspected radon problems in the residential real property? |
| 15 | [] | [] | [] | [] | Are there any known or suspected asbestos problems in the residential real property? |
| 16 | [] | [] | [] | [] | Are there any known or suspected lead paint problems in the residential real property? |
| 17 | [] | [] | [] | [] | Are there any known or suspected hazardous waste problems in the residential real property? |
| 18 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 19 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 20 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 21 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 22 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 23 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 24 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 25 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 26 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 27 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 28 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 29 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 30 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 31 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 32 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |
| 33 | [] | [] | [] | [] | Are there any known or suspected other environmental problems in the residential real property? |

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

Signature of Seller: Mark P. Peterson
 Signature of Buyer: [Signature]

Disclosed if additional paper(s): _____

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

The Seller represents that to the best of his or her knowledge and belief, the following statements are true and correct:

Signature of Seller: _____
 Signature of Buyer: _____

PROSPECTIVE BUYER IS ADVISED THAT THE BUYER MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OF ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT. ALL OF THE DISCLOSURES IN THIS REPORT ARE FOR INFORMATION PURPOSES ONLY. THE BUYER SHOULD CONSULT AN ATTORNEY PRIOR TO ENTERING INTO ANY AGREEMENT FOR THE SALE OF THE PROPERTY. THE BUYER SHOULD CONSULT AN ATTORNEY PRIOR TO ENTERING INTO ANY AGREEMENT FOR THE SALE OF THE PROPERTY.

Requested Date: 1-28-16
 Requested Date: _____

Town of Normal Purchase Conditions (Required and Recommended)

Borrower/Client	Allan Vance						
Property Address	509 N School St						
City	Normal	County	McLean	State	IL	Zip Code	61761
Lender	Quicken Loans, Inc						

Purchase Conditions (Required and Recommended) for 509 N. School St.

1. The Town purchased 509 N. School St. with two primary goals in mind. First, the Town has eliminated the properties' "nonconforming" zoning status, which permitted occupant loads over the maximum of 2 unrelated people permitted elsewhere in single family zoning. Second, the Town desires these houses to be rehabilitated to a condition suitable for a single family use, thus eliminating features such as exterior staircases, extra kitchens, and interior walls and doors that divide the houses into separated living units.
2. The homes is located within the Old North Normal Historic District. As a result, all changes made to the exterior of the front or sides of the house or garage (visible from the street) must be pre-approved by the Historic Preservation Commission. There is no charge to file the paperwork, but it does need to be submitted to Town staff at least two weeks before the meeting. There is an expedited process (which takes 2-3 days) for exterior changes involving "like with like" projects, such as replacing an asphalt shingle roof with a new asphalt shingle roof.
3. Exterior projects on the front and sides of the houses are eligible for grant funds through the Town's "Bone Grant" program. This is a 50/50 matching grant program with a maximum award of \$5,000 per project. Each property is eligible for up to 2 grants per fiscal year. The grant is intended to assist with restoration, so it would not apply to the repair of non-historic materials (such as an asphalt roof). It would apply, for example, to projects such as restoration of original wood windows.
4. If the purchaser wants to build a new garage, they will need approval by the Historic Preservation Commission. The new structure's exterior will be required to match the architectural style of the house. For example, the garage siding and roof pitch must match the house. The commission will approve cement board rather than wood if desired.

Required General Home Improvements:

1. Remove the door and adjacent wall enclosure at the top of the staircase.
2. Repair front porch railing with spindles to match original.
3. A Building Permit will be required to affirm these conditions are adequately achieved.

Recommended Mechanical, Electrical or Plumbing Improvements:

1. Install a new 200 amp minimum electrical service.
2. Kitchen, bath, and unfinished basement area should have GFCI protection.
3. Elimination of any open joints or knob and tube wiring in basement.
4. Grounding of the three-wire receptacles, or replace with GFCI receptacles.
5. Installation of hardwired with battery back-up smoke detectors in all bedrooms
6. Removal of basement sink.
7. Service inspection to affirm proper operation of water heater and boiler system.
8. Testing of backflow device at water service.
9. Removal second floor kitchen sink.
10. Installation of a 4" clean out in main drain in basement.
11. Elimination of drains and water piping from disconnected plumbing.
12. Properly vent first floor kitchen sink.
13. Any M.E.P. worked performed will require permit and associated inspections.

USPAP ADDENDUM

509 N School
File No. 61758705

Borrower	Allan Vance		
Property Address	509 N School St		
City	Normal	County	McLean
		State	IL
		Zip Code	61761
Lender	Quicken Loans, Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP 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: 60 - 90 DAYS ON MARKET

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

I have NOT performed 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.

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

Additional Comments

INTENDED USER(S)
The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

- The intended user is TSI Appraisal (IL AMC# 558.000080 with expiration of 12/31/2016)
- The additional intended user is Quicken Loans
- The appraiser was engaged to perform the appraisal by email ordering and notification from TSI, an AMC, acting as agent for Quicken Loans. The appraiser has not had any contact with anyone from Quicken Loans about this appraisal order.

COMPLETE APPRAISAL REPORT:
This is only a complete appraisal report when at minimum there are pages 1 thru 42 (USPAP Identification).

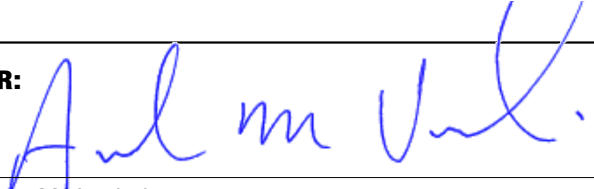
APPRAISER INFORMATION: The appraiser who completed this report is a State Certified Residential Appraiser licensed in IL

APPRAISER INDEPENDENCE: The appraiser has acted in an independent capacity and the appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

FEES PAID TO THE APPRAISER: The compensation for this appraisal assignment is \$310

SUBJECT PROPERTY: This appraiser has not done any prior appraisal, or other type of service, work on this property at any point in the past 36 months.

APPRAISER:

Signature: 
Name: Andrew M Voorheis
Date Signed: 05/27/2016
State Certification #: 556.004179
or State License #: _____
State: IL
Expiration Date of Certification or License: 09/30/2017
Effective Date of Appraisal: 05/09/2016

SUPERVISORY APPRAISER: (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior