Borrower	Jason & Cindy Jenkins			File No. VLKY-0000303
Property Address	528 Gartrell St			
City	Ashland	County	Boyd	State KY Zip Code 41101
Lender/Client	Peoples Bank National Association			

TABLE OF CONTENTS



Letter of Transmittal	. 1
USPAP Identification	2
Summary of Salient Features	. 3
Exterior-Only	4
Subject Photos	. 10
Comparable Photos 1-3	. 11
Property Card	. 12
Property Card	. 13
Prior Listing of Subject	. 14
License	. 15
E & O Binder	. 16
Location Map	. 17
Flood Man	10

Joe Elam Appraisal Services, Inc. 2419 Jackson Ave Ashland, KY 41102-6025 606-571-5172 www.joeelamappraisalservices.com

03/05/2018

Corporate Settlement Solutions Peoples Bank National Association 845 Wheeling Ave Cambridge, OH 43725

Re: Property: 528 Gartrell St

Ashland, KY 41101

Borrower: Jason & Cindy Jenkins

File No.: VLKY-0000303

Opinion of Value: \$ 65,000 Effective Date: 03/01/2018

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

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

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

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Paul Joseph Elam

License or Certification #: 3803 State: KY Expires: 06/30/2018 pjelam@JoeElamAppraisalServices.com

Paul Joseph Elan

rrower perty Address			ndy Jenkins				File No. VLKY-0000303
erty Address		3 Gartrel nland	l St		County	Boyd	State KY Zip Code 41101
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			ceptance of this assig		praiser or in any c	utilei capacity, i	egarding the property that is the subject of this report within the three-year
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			ave made a personal	inspection of th	ne property that is	s the subject of	this report.
			one provided significe al property appraisal			-	son(s) signing this certification (if there are exceptions, the name of each
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his state	ement is	an exter	nsion of the repor	t certificatio	 n:		
he appr	aiser has	done n	o prior service fo	r the subject	t property of th	nis report in t	he prior 3 years from the accepted date of this assignment,
2/27/20	18.						
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are of Inspect	tion (if applica	uie):	03/01/2018			Date of I	Inspection (if applicable):

SUMMARY OF SALIENT FEATURES

	Subject Address	528 Gartrell St
	Legal Description	Situate in Ashland, KY.,Gartrell Sub., Lot 8 R 3, 50x200; DB 670-303
NO	City	Ashland
SUBJECT INFORMATION	County	Boyd
JECT INF	State	KY
SUB	Zip Code	41101
	Census Tract	0304.00
	Map Reference	26580
₽		
PRICE & DATE	Contract Price \$	N/A
PRICE 8	Date of Contract	
₽		
PARTIES	Borrower	Jason & Cindy Jenkins
PAR	Lender/Client	Peoples Bank National Association
₽		
	Size (Square Feet)	1,272
	Price per Square Foot \$	
DESCRIPTION OF IMPROVEMENTS	Location	Residential
IMPROV	Age	93
TION OF	Condition	Average
DESCRIP	Total Rooms	7
	Bedrooms	3
	Baths	1.0
₽		
ISER	Appraiser	Paul Joseph Elam
APPRAISER	Effective Date of Appraisal	03/01/2018
VALUE	Opinion of Value \$	65,000
VA	Opinion of value \$	03,000

Exterior-Only Inspection Residential Appraisal Report

VLKY-0000303 File # VLKY-0000303

	The purpose	of this si	mmary	appraisal re	port is to	provide the	e lender/clier	nt with an	n ac	curate, and adequate	ely s	upported	, opinion	of th	e mark	ket value	of the	subject p	roperty.
	Property Addres	ss 528	Gar	trell St						^{City} Ashland					State	KY	Zip Code	41101	
	Borrower J	Jason & Ci	าdy เ	Jenkins			Owner of Pu	ublic Record		Jason & Cindy	/ Jer	kins			County	Boyd			
	Legal Description	on Situ	ate i	n Ashland,	KY.,Gartre	ell Sub.,	Lot 8 R 3	, 50x200	; DE	3 670-303									
	Assessor's Pare	rcel #	39-0	6-10-006.0	0					Tax Year 2018					R.E. Tax		,067.04	ļ	
Ŀ	Neighborhood N	,		ell Sub						Map Reference	2658	0			Census	Tract O	304.00		
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Ş	Contract Price \$	\$ N/A		Date of Con	tract		Is the proj	perty seller the	owne	er of public record?			Yes	No D	ata Sour	ce(s)			
Ĕ	Is there any fina		(loan d	harges, sale cond	essions, gift or d	lownpayment	assistance, etc	c.) to be paid t	oy any	party on behalf of the box	rrower?	,						Yes	No
ဗ	If Yes, report th	ne total dollar am	ount an	d describe the iter	ns to be paid.														_
	Note: Race and	d the racial con	positio	n of the neighbo	rhood are not ap	ppraisal facto	ors.												
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	Location	Urban	X	Suburban	Rural	Property	Values [Increasin	g	Stable		eclining		PRICE		AGE	One-Unit		80 %
	Built-Up	Over 75%		25-75%	Under 25%	Demand/	/Supply	Shortage		In Balance		ver Supp	ply	\$ (000)		(yrs)	2-4 Unit		5 %
9	Growth	Rapid	X	Stable	Slow	Marketin	g Time	Under 3 r	mths	3-6 mths		over 6 mt	ths	55	Low	60	Multi-Fam	ily	5 %
HOOD	Neighborhood E	Boundaries		The subject	t is bounde	ed on the	e north by	the Ohi	o Ri	ver, on the east	by t	he		90	High	78	Commerc	al	10 %
BOR	Ohio Rive	er, on the	outh	by Catletts	sburg, and	on the w	vest by R	oberts Di	r .					61	Pred.	65	Other		%
HЭ	Neighborhood [Description		As of the d	ate of the i	nspectio	n there w	ere no a	dve	rse factors whic	h ma	ay aff	ect the	subjec	t's ma	arketabil	ity. The	subject	is
ž	within rea	asonable d	istan	ce of major	routes, so	chools, h	ospitals,	shopping	g and	d recreational fa	aciliti	es, ar	nd emp	loymer	nt.				
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									is re	eadily available t	from	a wic	de varie	ty of s	ource	s. No u	nusual	market	
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Exterior-Only Inspection Residential Appraisal Report

VLKY-0000303 File # VLKY-0000303

There are 4 comparable	prope	rties curre	ently of	ffered f	or sale	e in t	the subject	neighborhoo	d rang	ing in	price	from \$ 6	63,900		to S	89	9,900		
There are 6 comparable	sales	in the	subject	neighbo	rhood	within 1	the past t	welve month:	s rangir	ng in s	ale pric	ce from \$	55,000			to \$	89,90	00	
FEATURE		SUBJECT			CO	OMPARAE	BLE SALE # 1			CON	//PARABI	LE SALE # 2			CO	OMPARA	BLE SAL	E#3	
Address 528 Gartrell St				315 3	39th S	St			4421 Blackburn Ave				4015	Mou	nd St				
Ashland, KY 411	01			Ashla	and, K	Y 411	101		Ashla	and, K\	Y 411	01		Ashla	and, K	Y 41	101		
Proximity to Subject				0.54 ı	miles	N			0.73	miles \	Ν			0.45	miles	NW			
Sale Price	\$		N/A				\$	63,000				\$	89,900				\$		57,500
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	50.48	8 sq.ft.			\$	58.76	sq.ft.			\$	53.2	4 sq.f	t.		
Data Source(s)				AABF	RMLS	#441	17;DOM	131	AABI	RMLS:	#4254	40;DOM	167	AABI	RMLS	#425	554;D	OM 14	5
Verification Source(s)							pection		Exterior-Only In					Exterior-Only Ins					
VALUE ADJUSTMENTS		DESCRIPTIO	N		SCRIPTI			Adjustment		ESCRIPTIO			djustment		ESCRIPT			-(-) \$ Adjus	stment
Sales or Financing				ArmL	th				ArmL	th				ArmL	th				
Concessions				Conv					FHA:				-3,810						
Date of Sale/Time				11/29	,	7				7/2017			0,0.0		7/201	7			
Location	Res	idential		Resid						dential					dentia				
Leasehold/Fee Simple		Simple		Fee S						Simple					Simple				
Site)00 sf		3,560				+1,610						8,800					
View		idential		Resid		.1		+1,010		dential					dentia	.1			
Design (Style)						ll		0	Cape										0
Quality of Construction		e Cod		Cotta										Ranc					- 0
Actual Age		rage		Avera	age				Aver	age				Avera	age				
Condition	93			78					70				0	65			-		0
		rage	D-#-	Good		D-#		-2,500			De#-			Avera		D	1		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths	_		
Room Count	7	3	1.0	6	3	1.0			7	4	1.0			5	3	1.0			
Gross Living Area	-	1,272	sq.ft.		1,248	8 sq.ft.				1,530	sq.ft.		-3,870		1,08	0 sq.f	T.		+2,880
Basement & Finished	0sf			0sf					1020	sf			-4,080	1080	sf				-4,320
Rooms Below Grade	0			0					0					0					
Functional Utility	Ade	quate		Well-	Maint	tained		0	Adec	uate				Adeq	uate				
Heating/Cooling	СН	&A		CH&	Α				CH&	Α				CH&	Α				
Energy Efficient Items	Non			CH&				0	None					None					
Garage/Carport	2dw			1dw					1gd2				-1,000						+1,000
Porch/Patio/Deck		orches		Porch	n/Patio	o/Dk		-1,000			;		-500	Porcl	h/Pati	0			0
Amenities/Exterior		e/Vinyl	Stn	None					_	/Vinyl				None					0
Amenities	ОВ	, vy	<u> </u>	FN	, .				FN	,, <u>, </u>				None					+500
An Estimated Cost to Cure	\$0			Unk					Unk					Unk					0
Net Adjustment (Total)	ΨΟ				+ [X -	\$	-1.390	_	+ >	7 -	\$	-13.260		1 +	П-	\$		60
Adjusted Sale Price				Net Adj.		2.2 %	· ·	-1,390	Net Adj.		1.7 %		-13,200	Net Adj.			, ,		00
														11007103		O 4 %			
•				Gross Ar			s	64 640		di 47		s	76.640	Gross A		0.1 %			E7 E60
of Comparables	calo or t	ranefor hieto	on, of the	Gross Ac	dj.	8.9 %		61,610		dj. 14	4.7 %	\$	76,640	Gross A		0.1 [%] 15.1 [%]			57,560
•	sale or t	ransfer histo	ory of the		dj.	8.9 %				dj. 14		\$	76,640	Gross A		0.1			57,560
of Comparables	sale or t	ransfer histo	ory of the		dj.	8.9 %				dj. 12		\$	76,640	Gross A		0.1			57,560
of Comparables I did did not research the s				subject p	dj. roperty a	8.9 % and compa	arable sales. If	not, explain	Gross A	dj. 12	1.7 %		76,640	Gross A		0.1			57,560
of Comparables				subject p	dj. roperty a	8.9 % and compa	arable sales. If		Gross A	dj. 12	1.7 %		76,640	Gross A		0.1			57,560
of Comparables	ot revea	ıl any prior s	ales or tr	subject po	dj. ; roperty a	8.9 % and compa	arable sales. If	not, explain	Gross A	dj. 14	4.7 % f this app	praisal.	76,640	Gross A		0.1			57,560
of Comparables	ot revea	ıl any prior s	ales or tr	subject po	dj. ; roperty a	8.9 % and compa	arable sales. If	not, explain	Gross A	dj. 14	4.7 % f this app	praisal.	76,640	Gross A		0.1			57,560
of Comparables	ot revea	al any prior s S Il any prior s	ales or tra	subject positions ansfers of ansfers of	tij. roperty a f the subj	8.9 % and comparable s	erty for the thre	not, explain se years prior to	Gross A	dj. 12	f this app	praisal. e sale.	76,640	Gross A		0.1			57,560
of Comparables	ot revea	al any prior s S Il any prior s	ales or tra	subject pi	tij. roperty a f the subj	8.9 % and comparable s	erty for the three	ee years prior to	Gross A the effect date of sa	dj. 12	f this app	praisal. e sale. on page 3).		Gross A		15.1 %	6 \$		
of Comparables	ot revea	al any prior s S Il any prior s	ales or tra	subject positions ansfers of ansfers of	tij. roperty a f the subj	8.9 % and comparable s	erty for the three	not, explain se years prior to	Gross A the effect date of sa	dj. 12	f this app	praisal. e sale.		Gross A		15.1 %	6 \$	E SALE #3	
of Comparables	ot revea	al any prior s S Il any prior s	ales or tra	subject pi	tij. roperty a f the subj	8.9 % and comparable subject proper	erty for the three	ee years prior to	Gross A the effect date of sa	dj. 14	f this app	praisal. e sale. on page 3).		Gross A		15.1 %	6 \$		
of Comparables	ot revea	al any prior s S Il any prior s	ales or tra	subject pi	tij. roperty a f the subj	8.9 % and comparable subject proper	erty for the three	ee years prior to	Gross A the effect date of sa	dj. 12	f this app	oraisal. e sale. on page 3). COMPARAB		Gross A	dj. ·	15.1 %	6 \$		
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Exterior-Only Inspection Residential Appraisal Report

VLKY-0000303 File# VLKY-0000303

The subject property is located 1.68 miles from my office. This assignment	requires geographic comp	etency as pa	art of the scope of w	ork. I have
spent sufficient time in the subject's market and understand the nuances of				
specific property type and the location involved. Such understanding will n	ot be imparted solely from	a considerati	on of specific data s	such as
demographics, costs, sales, and rentals. The necessary understanding of	ocal market conditions pro	vides the brid	dge between a sale	and a
comparable sale or a rental and a comparable rental.				
FIRREA Certification Statement: The appraiser certifies and agrees that the				
of Title XI of the Financial Institutions, Reform, Recovery, and Enforcemen			2 U.S.C. 3331 et se	eq.), and any
applicable implementing regulations in effect at the time the appraiser sign	s the appraisal certification	١.		
CSS AMC registration number: KY #81				
Appraiser fee: \$325.00				
CSS (Corporate Settlement Solutions) fee: Unknown				
Highest & Best Use: The subject as improved is at it highest and best use		appears to be	its best continued	use. It is not
proposed to be of any other use and the neighborhood promotes a resider	tial use.			
The statistics for the common blooms design from MIC County December	λ	.:_4: £ 41-		-4
The statistics for the comparables are drawn from MLS; County Records;		istics from th	ese sources may n	ot agree.
Therefore, the appraiser chose the best and most reasonable statistics for	this report.			
An actimated 00 day quick agle value is \$55,000				
An estimated 90-day quick sale value is \$55,000.				
	(not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	(not required by Fannie Mae)			
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VLKY-0000303 File # VLKY-0000303

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 user, 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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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 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. reporting this determination.
- 3. 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.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.

 Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. 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.

VLKY-0000303 File # VLKY-0000303

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

- 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 visual inspection of the exterior areas of the subject property from at least the street. 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.

VLKY-0000303 File # VLKY-0000303

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20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	ort to: the borrower; another lender at the request of the ortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ing, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this apprail laws and regulations. Further, I am also subject to the provis that pertain to disclosure or distribution by me.	
23. The borrower, another lender at the request of the borrower insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or more	market participants may rely on this appraisal report as part
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	ecord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and ivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.	this appraisal report may result in civil liability and/or ment or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ry Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser.	
2. I accept full responsibility for the contents of this appraisal r statements, conclusions, and the appraiser's certification.	eport including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this appraisal report is either a suappraisal firm), is qualified to perform this appraisal, and is according	
·······································	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my signa	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ture, the appraisal report shall be as effective, enforceable and ivered containing my original hand written signature.
APPRAISER Paul Joseph Elam	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
P , O , E1.	
Name Paul Joseph Elam	SignatureName
Company Name Joe Elam Appraisal Services, Inc.	Company Name
Company Address 2419 Jackson Ave, Ashland, KY 41102-6025	Company Address
Telephone Number	Telephone Number
Telephone Number 606-571-5172 Email Address pjelam@JoeElamAppraisalServices.com	Telephone NumberEmail Address
Date of Signature and Report 03/05/2018	Date of Signature
Effective Date of Appraisal 03/01/2018	State Certification #
State Certification # 3803	or State License #
or State License #	State
or Other (describe) State # State #	Expiration Date of Certification or License
Expiration Date of Certification or License 06/30/2018	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
528 Gartrell St	Did inspect exterior of subject property
Ashland, KY 41101	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 65,000	
LENDER/CLIENT	COMPARABLE SALES
Name Corporate Settlement Solutions	Did not inspect exterior of comparable sales from street
Company Name Peoples Bank National Association	Did inspect exterior of comparable sales from street
Company Address 845 Wheeling Ave, Cambridge, OH 43725	Date of Inspection

Freddie Mac Form 2055 March 2005 Page 6 of 6 Fannie Mae Form 2055 March 2005

Email Address

customerservice@visitcss.com

Subject Photo Page

Borrower	Jason & Cindy Jenkins							
Property Address	528 Gartrell St							
City	Ashland	County	Boyd	State	KY	Zip Code	41101	
Lender/Client	Peoples Bank National Association							



Subject Front

528 Gartrell St Sales Price N/A Gross Living Area 1,272 Total Rooms Total Bedrooms 3 Total Bathrooms 1.0 Location Residential View Residential Site 10,000 sfQuality Average 93 Age

Subject Rear



Subject Street

Form PIC3X5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	Jason & Cindy Jenkins							
Property Address	528 Gartrell St							
City	Ashland	County	Boyd	State	KY	Zip Code	41101	
Lender/Client	Peoples Bank National Association							



Comparable 1

315 39th St

Prox. to Subject 0.54 miles N 63,000 Sale Price Gross Living Area 1,248 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location Residential Residential View 3,560 sf Site Average Quality Age 78



Comparable 2

4421 Blackburn Ave

Prox. to Subject 0.73 miles W Sale Price 89,900 1,530 Gross Living Area Total Rooms Total Bedrooms 4 Total Bathrooms 1.0 Location Residential Residential View Site 10,497 sf Average Quality Age 70

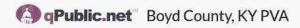


Comparable 3

4015 Mound St Prox. to Subject 0.45 miles NW Sale Price 57,500 Gross Living Area 1,080 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.0 Location Residential Residential View 8,800 sf Site Quality Average Age 65

3/5/2018

qPublic.net - Boyd County, KY PVA



Summary

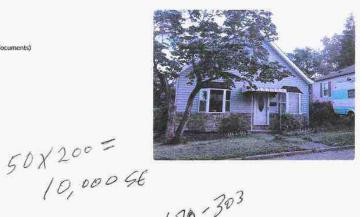
Parcel Number Account Number

039-06-10-006.00 209926 528 GARTRELL STREET

Location Address LOT 8 R 3 50X200 (Note: Not to be used on legal documents)

RESIDENTIAL (10)

20-Ashland 1,5926 Rate Per Thousand



Ownership

JENKINS JASON R & CINDY SEXTON 11920 KELLY DR ASHLAND, KY 41102

Land Characteristics

Condition Plat Book/Page Block Acres Front Depth Lot Size Lot Sq Ft

GARTRELL 0.00 50 50x0 0

Electric Water Gas Sidewalks Information Source

Topography DA 670 - 303

Topography DA 670 - 303

Topography DA 670 - 303

Not Used

Residential No No No No No:

Tax Roll Information

+ Land Value + Improvement Value = Total Taxable Value

- Exemption Value = Net Taxable Value

Exemption

Basement Sq Ft Garage/Carport Garage Size

Garage Type

Working Value Certified Value \$12,000 \$12,000 \$55,000 \$55,000 \$67,000 \$67,000 \$0 \$0 \$67,000 \$67,000

Homestead: No

Homestead: No

Improvement Information

Building Number Description Single Family Residence Type Comm Type Mobile Home Type Year Built 1925 Effective Age Ave. Wall Height Structure 1 1/2 Story Number of Stories 1.5 Vinyl Exterior Concrete Block Wood Frame Foundation Construction Type Construction Quality Fair/Economy **Building Condition** Roof Type RY-Gable RF-Asphalt Shingles RP-Medium Roof Cover Roof Pitch Basement Type BT-None **Basement Finish** BS-None

Kitchens Dining Rooms Living Rooms Family Rooms Bedrooms **Full Baths** Half Baths Other Rooms 0 Total Rooms Living Sq Ft Fireplaces/Water 1,272 Supplemental Heat Mobile Home Model Mobile Home Manufacturer MH Skirt Foundation

Heat Heat Source Electric Heat Type Air Conditioning Forced Air AC/Type Central Special Improveme Fire Alarm Sprinklers Porch/Deck Porch Sq Ft

https://qpublic.schneidercorp.com/Application.aspx?AppID=786&LayerID=11643&PageTppeID=4&PageID=5205&Q=2037316548&KeyValue=039-06-1... 1/3

Property Card

qPublic.net - Boyd County, KY PVA

Garage Exterior	
Width	0
Length	0
Garage Sq Ft	0
Pool	None
Pool Size	0
Tennis Courts	None

Deck Sq Ft Concrete Sq Ft Farm Bidg Type Value Driveway Fence

9 \$55,000.00 Paved/Asphalt

Salar

Sale Date	Sale Price	Deed Book	Deed Pag
3/24/2004	\$67,000	670	303
4/23/1999	\$58,000	624	226
7/1/1984	\$30,000	508	388
1/1/1900	\$0	429	399

2ed Page Grantee
303 JENKINS JASON R & CINDY SEXTON
426 HOWARD KENNETH JR & CATHY A

FLEMING EUGENE & MARY

FERGUSON JEFFREY & REBECCA RUTH

Grantor

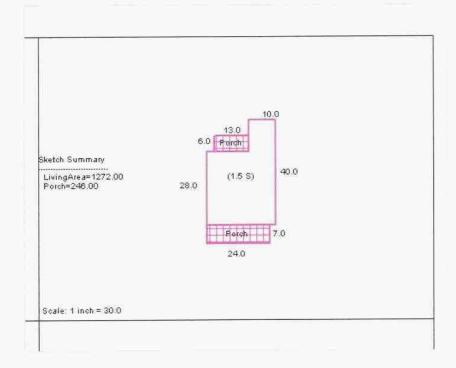
HOWARD KENNETH JR & CATHY A FERGUSON JEFFREY DEAN & REBECCA FLEMING EUGENE & MARY F

Photos





Sketches



https://qpublic.schneidercorp.com/Application.aspx?ApplD=786&LayerID=11643&PageTypeID=4&PageID=5205&Q=2037316548&KeyValue=039-06-1... 2/3

Prior Listing of Subject

PRIOR LISTING OF SUBJECT PAGE 1 of 1 MLS # 39633 Address: 528 Gartrell Street ALL FIELDS DETAIL Bedrooms MLS# 39633 RESIDENTIAL 6 Class Rooms **Full Baths** 2 Type Single Family Half Baths Area Ashland Total Baths Asking Price \$48,950 Garage Capacity 0 528 Gartrell Street Address Garage Type None City Ashland Approx Age 50+ State KY Basement No Zip 41101 (EXPIRED) has ext Status 9/24/15 Sale/Rent For Sale GENERAL 74 **Client Hit Count** 19 Agent Hit Count **VOW Address** No No **VOW Include WVA WOV** No **VOW Comment** No JOANN SCOTT - Cell: 606-471-9435 Agent Listed in other class Y/N No Comm % Listing Office 1 RE/MAX REAL TEAM REALTY - MAIN: 606 2.8 -325-0407 Lockbox Comm Variable Y/N Showing 5/23/2015 With Deed @ Closing **Listing Date** Possession 303 Page # **Deed Book** Above Grade Finished SqFt 1272 50x200 Lot Size Below Grade Finished SqFt Ashland Indepen School US 23 to 44th Street to left onto Gartrell. Directions Year Built House on right. Associated Document Count 1 Total Finished SqFt 1,272 Off Market Date 9/24/2015 **IDX** Include Picture Count **Original Price** \$48,950 Days On MLS 120 Days On Market 9/23/2016 3:00 AM Input Date 🛩 5/27/2015 8:50 PM V **Update Date FEATURES** Foundation Water/Sewer Exterior Style Concrete Block Public Sewer 1.5 Story/Cape Cod Stone Vinyl Siding Heat Public Water Cooling Forced Air Gas Possession Features Central Home Warranty With Deed Deck **Appliances** Topography Patio Dishwasher Roof Level Range-Gas Porch Composition Shingles Rolling Swimming Pool Range Hood Above Ground Swim Pool Clear Refrigerator FINANCIAL Lock Box # 31613892

PUBLIC REMARKS

Public Remarks House priced for quick sale! ATTN: Investors & Landlords! Being sold "AS IS, WHERE IS". Go show & make offer! This 3 BR, 2 BA homw has large living room with bay window and back deck. Sq. ft. is approximate.

DISCLAIMER

The accuracy of all info regardless of source, incl but not limited to sq ft & lot sizes, is deemed reliable but is not guaranteed & should be independently verified through personal inspection &/or w/the appropriate professionals.



LEXINGTON INSURANCE COMPANY

WILMINGTON, DELAWARE

Administrative Offices - 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: 018390955-05
This Certificate forms a part of Master Policy Number: 018389876-05
Renewal of Master Policy Number: 018389876-04

YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.
READ THE ATTACHED MASTER POLICY CAREFULLY

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Joe Elam Appraisal Services, Inc.

2419 Jackson Avenue

Ashland KY 41102

2. Certificate Period: Effective Date: 11/13/17 to Expiration Date: 11/13/18

12:01 a.m. Local Time at the Address of the Insured.

2a. Retroactive Date: 11/13/07

12:01 a.m. Local Time at the Address of the Insured.

3. Limit of Liability: \$ 1,000,000 each claim

\$ 2,000,000 aggregate limit

4. Deductible: \$0 each claim

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium: \$ 1,412
7. Minimum Earned Premium: 25% or \$ 353

Forms and Endorsements:

PRG 3512 (12/15) Real Estate Appraisers Professional Liability Coverage Form, PRG 2078 (01/17) Addendum to the Declarations, PRG 3935 (2/16) Premises Liability Coverage Amendatory Endorsement, 89644 (6/13) Economic Sanctions Endorsement, 91222 (09/16) Policyholder Notice, 118477 (03/15) Policyholder Notice, PRG 3150 (10/05) Real Estate Appraisers Professional Liability Insurance Declarations

Additional Endorsements applicable to this Certificate only:

None

Agency Name and Address: INTERCORP, INC.

1438-F West Main Street Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

County: Boyd

Authorized Representative OR

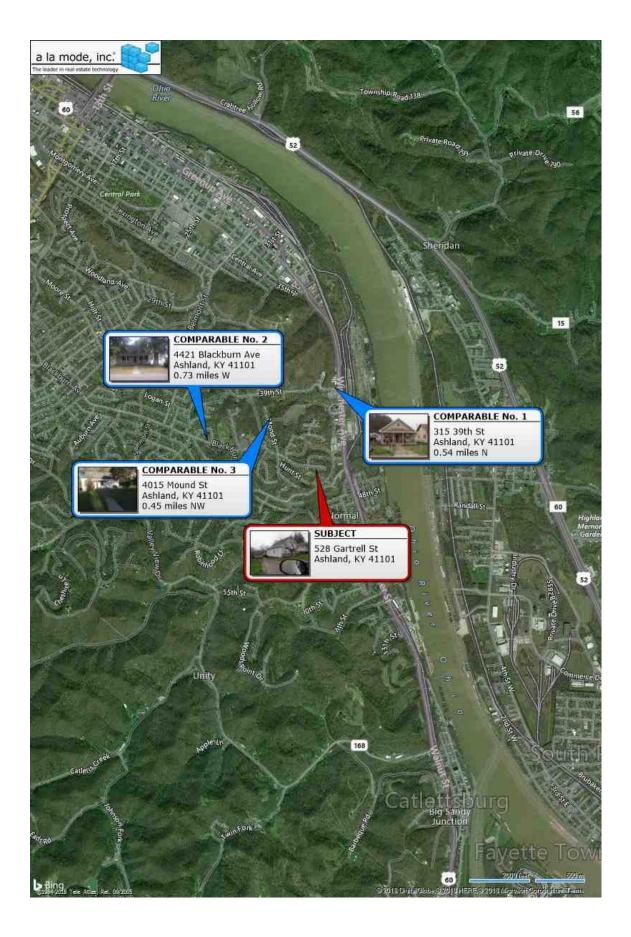
Countersignature (in states where applicable)

PRG 3152 (10/05)

Date: November 8, 2017

Location Map

Borrower	Jason & Cindy Jenkins							
Property Address	528 Gartrell St							
City	Ashland	County	Boyd	State	KY	Zip Code	41101	
Lender/Client	Peoples Bank National Association							



Flood Map

Borrower	Jason & Cindy Jenkins							
Property Address	528 Gartrell St							
City	Ashland	County	Boyd	State	KY	Zip Code	41101	
Lender/Client	Peoples Bank National Association							

