

Borrower	Terry & Wanda Whitehair		File No. WhitehairTW18	
Property Address	1113 13th St			
City	Parkersburg	County	Wood	State WV Zip Code 26101
Lender/Client	Peoples Bank National Association			

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Peoples Bank National Association  
138 Putnam Street  
Marietta, OH 45750

Re: Property: 1113 13th St  
Parkersburg, WV 26101  
Borrower: Terry & Wanda Whitehair  
File No.: WhitehairTW18

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

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

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

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

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

Sincerely,

  
Pam Underwood

Borrower	Terry & Wanda Whitehair	File No.	WhitehairTW18
Property Address	1113 13th St		
City	Parkersburg	County	Wood
		State	WV
		Zip Code	26101
Lender/Client	Peoples Bank National Association		

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have 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).

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months

**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

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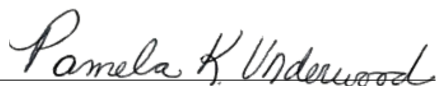
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**APPRAISER:**

Signature:   
Name: Pam Underwood  
State Certification #: CR1128  
or State License #: \_\_\_\_\_  
State: WV Expiration Date of Certification or License: 09/30/2018  
Date of Signature and Report: 07/16/2018  
Effective Date of Appraisal: 07/12/2018  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 07/12/2018

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): \_\_\_\_\_

## Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File # WhitehairTW18

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 1113 13th St City Parkersburg State WV Zip Code 26101  
 Borrower Terry & Wanda Whitehair Owner of Public Record Terry & Wanda Whitehair County Wood  
 Legal Description Pt # 42 J V Rathbone Est 90 x 34 x 90 x 34  
 Assessor's Parcel # 127 Tax Year 2017 R.E. Taxes \$ 0  
 Neighborhood Name North Parkersburg Map Reference 71 Census Tract 0005.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ N.A.  PUD HOA \$ 0  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) Default/Collections  
 Lender/Client Peoples Bank National Association Address 138 Putnam Street, Marietta, OH 45750  
 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?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). From the street the subject did not appear to be for sale, MLS listings did indicate that the subject is not currently listed.  
 I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ 0 Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

**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 type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE \$ (000)	AGE (yrs)	One-Unit	75 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" 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			2-4 Unit	8 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50	Low 2	Multi-Family	0 %			
Neighborhood Boundaries The subject is bound on the north by Murdoch Avenue the east by 7th, the west by Ohio river , and the south by Camden Avenue		155	High 130	Commercial	2 %			
Neighborhood Description The Subject is located within a mix residential neighborhood as well as some 2-4 family, school and local business. It is within convenient driving distances of necessary shopping, recreation, and employment. Surrounding properties vary in size, age and construction and appear from the exterior to be well maintained.		120	Pred. 65	Other	15 %			
Market Conditions (including support for the above conclusions) Factors that affect demand and supply for homes in the neighborhood appears to be in balance. MLS information indicates a normal marketing time of 3 to 6 months in the area.								

Dimensions 34 x 90 Area 3,060 sf Shape rectangular View N;Res;  
 Specific Zoning Classification R 3 Zoning Description Single Family and two family residential  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe

**SITE**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" 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 # 54107C0093D	FEMA Map Date 11/6/2013			
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						
There were no apparent adverse easements or encroachments noted, although a survey is always recommended to determine actual property boundaries. Flood information is per flood mapping service and is not to be relied upon for flood insurance determination. The client should rely upon their flood certification source for flood determination.							
Source(s) Used for Physical Characteristics of Property <input checked="" type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input checked="" type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner							
<input checked="" type="checkbox"/> Other (describe) Exterior Inspection		Data Source for Gross Living Area		Wood County Tax Assessors Records			

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 2.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 1
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input type="checkbox"/> Patio/Deck None	<input type="checkbox"/> Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Vyl-Alum	Fuel Gas	<input checked="" type="checkbox"/> Porch front	<input type="checkbox"/> Garage # of Cars 0
Design (Style) Colonial	Roof Surface Comp Shngle	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1900	Gutters & Downspouts Metal/Avg	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence rear	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 35	Window Type Dble hung/Avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input 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: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,440 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) front porch

**IMPROVEMENTS**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). ;The subject appears to be in average condition overall. Although the subject has not had an interior inspection. If the improvement data should differ from the exterior inspection, it could effect the subject marketability. There were no observed functional or external depreciation noted .\*\* See additional comments \*\* Where no information could be verified the appraiser has marked unknown. No adjustment was made negative or positive and assumed average and equal to comparables. Appraiser has assumed owner occupied,although it could not be verified.

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

# Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File # WhitehairTW18

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 58,000 to \$ 70,000		There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 60,000 to \$ 71,500	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	1113 13th St Parkersburg, WV 26101	2101 Maxwell Ave Parkersburg, WV 26101	1436 20th St Parkersburg, WV 26101
Proximity to Subject	0.66 miles NE	0.46 miles N	0.45 miles NE
Sale Price	\$ 0	\$ 60,000	\$ 71,500
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 42.55 sq.ft.	\$ 38.36 sq.ft.
Data Source(s)	MLS Ext	MLS 3929041;DOM 339	MLS # 3944527;Dom 47
Verification Source(s)	MLS # 3929041;Dom 339	MLS # 3944577;Dom 47	MLS # 3896456;DOM 183
Verification Source(s)	MLS # 3929041;Dom 339	MLS # 3944577;Dom 47	MLS # 3896456 Dom 183
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing	Armlth	Armlth	0
Concessions	Cash;0	Closing Cost	-2,000
Date of Sale/Time	s05/18;Unk	0 11/14/2017	0
Location	Res;	N;Res;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	0
Site	3,060 sf	8250 sf	0
View	Res	N;Res;	0
Design (Style)	Colonial	Colonial	0
Quality of Construction	Vinyl-Alum	Vinyl	0
Actual Age	118	89	0
Condition	Average	Average	0
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+1,500
Room Count	6 3 1.1	6 3 1.0	-3,000
Gross Living Area	1,440 sq.ft.	1,410 sq.ft.	-5,500
Basement & Finished	0-Bsmt/0-Fin	0 FI-Bsmt/0-Fin	0
Rooms Below Grade	Unknown	None	0
Functional Utility	Average	Average	0
Heating/Cooling	Fa Ca	Space	+1,500
Energy Efficient Items	Standard	Standard	0
Garage/Carport	None	None	0
Porch/Patio/Deck	Porchs	Porch/Deck	0
Other	None	None	0
Other	None	None	0
None	None	None	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,000
Adjusted Sale Price		Net Adj. 5.0 %	\$ 63,000
of Comparables		Gross Adj. 5.0 %	\$ 63,000
		<input checked="" type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,000
		Net Adj. 16.8 %	\$ 59,500
		Gross Adj. 16.8 %	\$ 59,500

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) Courthouse Records

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) MLS/ courthouse records see 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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	No Sale previous year	No sale within previous year	No sale within previous year.	No Sale previous year
Price of Prior Sale/Transfer	0	0	0	0
Data Source(s)	Wood Cnty Courthouse	Crts Rds /MLS	MLS Records/Crthse Rec	MLS Records/Crthse Rec
Effective Date of Data Source(s)	07/12/2018	07/14/2018	07/14/2018	07/14/2018

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not transferred within the last three years.

Comparables have no prior sale within previous 12 months of most recent transfer.

Summary of Sales Comparison Approach The appraiser comparable search of the market area of over 10 miles and closed date of 14 months the appraiser has utilized the most similar comparables. All three comparables represent the current market. After adjustments the adjusted sale prices of the comparables are ranging from \$ 59,500 to \$ 69,000 All comparables are similar in style, utility, and age. All comparables were utilized for the age, style and proximity to the subject. There were no bank sale or Reo utilized in the comparables or listings. Site value and adjustments were made accordingly by analyzing sales in and around subject area to come to this conclusion. \* See comments \* The condition adjustments are the estimated amount required to equalize the estimated repair value of the subject and the comparables, if applied. All three comparables represent the current market. utilized the most similar comparables. \* See comments\*

Indicated Value by Sales Comparison Approach \$ 63,000

Indicated Value by: Sales Comparison Approach \$ 63,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$

In final reconciliation all approaches were considered. Sales comparison approach was given most weight in final analysis. Income approach was not processed due to insufficient rental data in the market area for properties of the type. Cost approach was not utilized for this assignment. Sales comparison is the most accurate indicator of market value for this assignment. \* See # 4 on page 5 of the appraisers certification page.

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, 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 \$ 63,000 , as of 07/12/2018 , which is the date of inspection and the effective date of this appraisal.

# Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File # WhitehairTW18

ADDITIONAL COMMENTS	<p>Unless otherwise stated in this report, the existence of hazardous substances including but not limited to: asbestos, radon gas, plyphlorinated biphenyl, petroleum leakage, electromagnetic radiation fields or other hazardous chemicals or conditions, were not called to the attention of the appraiser (s), nor did the appraiser (s) become aware of any such adverse conditions or influences during the property inspection, the appraiser (s) has no knowledge of the existence of such materials or conditions on or near the subject property unless otherwise specifically stated in the appraisal report. However, the appraiser (s) are not environmental hazard experts and are not qualified to test for such conditions. No responsibility is assumed for any such conditions, or the expertise or engineering knowledge required to discover them. It may be necessary to retain an expert in the field of environmental hazard evaluation if the presence of environmental hazards are suspected. The opinion of value contained within this report is predicted on the assumption that there are no hidden environmental hazards or conditions which would adversely effect the subjects property marketability or value.</p> <p>The Appraiser did not consider any personal property, trade fixture or intangibles within the opinion of value with this report.</p>																	
	<p>The analysis of the subject highest and best use was based on the site being legally permissible, financially feasible, physically possible and maximal productive for the current use.</p>																	
	<p>The appraiser is not a whole house inspector. No attempt has been made to insure that the user of this report may rely on any condition of the improvements or the site that are not readily observable by the appraiser during the time of the site visit.</p>																	
	<p>The opinion of value is an economic concept, it is not a fact.</p>																	
	<p>Clarification of intended Use and Intended user.:</p> <p>The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for loss mitigation,subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value.</p>																	
	<p><b>Comments on Sales Comparison</b></p>																	
	<p>The appraiser did not note any sales concessions that would significantly impact the estimated value of the subject. In the direct sales comparison analysis, the subject property is compared to similar properties that have recently sold or that are currently offered for sale. When possible,these properties is are adjusted to the subject with regard to the noted differences or similarities in time, vintage,location, physical characteristics, et. this approach can , when appropriate, be used for improved properties well as vacant land. A popular method for supportable or appropriate adjustments is the paring of data sets or paired analysis. This method compares two or more comparables and noting the difference in unit sales prices. these differences provide a market reaction to variance. This method is generally used on a recognized unit of comparison basis that is typical for the type of property being the subject of the analysis. When significant market data does exist for an indicated range attributable to the variation, it can assist the analysis in consideration of an appropriate adjustment amount.</p> <p>In some cases the may not be possible. This usually is due to the lack of information or market with non defined variations.</p> <p>When this method is not used, the reasoning is explained ... sometimes subjective or intuitive adjustments are considered appropriate.</p> <p>The appraiser has driven by all comparables.</p>																	
	<p><b>COST APPROACH TO VALUE (not required by Fannie Mae)</b></p>																	
	<p>Provide adequate information for the lender/client to replicate the below cost figures and calculations.</p> <p>Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) <span style="float: right;">The site value within the cost approach has been obtained from similar site only sales within the subject's market area and similar market areas. For homes over 5 years the reliability of the cost approach diminishes.</span></p>																	
	COST APPROACH	<p>ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW</p>	<p>OPINION OF SITE VALUE ..... = \$ 14,000</p>															
<p>Source of cost data N/A</p>		<p>DWELLING Sq.Ft. @ \$ ..... = \$</p>																
<p>Quality rating from cost service N/A Effective date of cost data N/A</p>		<p>Sq.Ft. @ \$ ..... = \$</p>																
<p>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</p>		<p>..... = \$</p>																
<p>Cost Approach to value was not completed</p>		<p>Garage/Carport Sq.Ft. @ \$ ..... = \$</p>																
<p>Cost Approach was not necessary or applicable for the intended use of the report. Physical depreciation was estimated by age life method.</p>		<p>Total Estimate of Cost-New ..... = \$</p>																
<p>Estimate effective age 35 with remaining economic life 55</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Less Physical</td> <td style="width: 33%;">Functional</td> <td style="width: 33%;">External</td> <td></td> </tr> <tr> <td>Depreciation</td> <td></td> <td></td> <td style="text-align: right;">= \$( )</td> </tr> <tr> <td colspan="3">Depreciated Cost of Improvements</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="3">"As-is" Value of Site Improvements</td> <td style="text-align: right;">= \$</td> </tr> </table>	Less Physical	Functional	External		Depreciation			= \$( )	Depreciated Cost of Improvements			= \$	"As-is" Value of Site Improvements			= \$
Less Physical		Functional	External															
Depreciation				= \$( )														
Depreciated Cost of Improvements			= \$															
"As-is" Value of Site Improvements			= \$															
<p>Estimated Remaining Economic Life (HUD and VA only) 55 Years</p>	<p><b>INDICATED VALUE BY COST APPROACH</b> ..... = \$ 0</p>																	
<p><b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b></p>																		
<p>Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach</p>																		
<p>Summary of Income Approach (including support for market rent and GRM) <span style="float: right;">Income approach was considered but not processed due to the fact that income was not applicable for the intended use of this report.</span></p>																		
<p><b>PROJECT INFORMATION FOR PUDs (if applicable)</b></p>																		
<p>Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached</p> <p>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.</p>																		
<p>Legal Name of Project</p>																		
<p>Total number of phases</p>	<p>Total number of units sold</p>																	
<p>Total number of units rented</p>	<p>Total number of units for sale</p>																	
<p>Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion</p>																		
<p>Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)</p>																		
<p>Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.</p>																		
<p>Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.</p>																		
<p>Describe common elements and recreational facilities.</p>																		

## Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File # WhitehairTW18

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 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 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 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.
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.

## Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File# WhitehairTW18

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 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.



# Exterior-Only Inspection Residential Appraisal Report

WhitehairTW18  
File # WhitehairTW18

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
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 *Pamela K. Underwood*  
 Name Pam Underwood  
 Company Name Elite Appraisals  
 Company Address 1820 Steven  
Parkersburg, WV, 26101  
 Telephone Number 304-485-9095  
 Email Address pamunderwood@suddenlink.net  
 Date of Signature and Report 07/16/2018  
 Effective Date of Appraisal 07/12/2018  
 State Certification # CR1128  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State WV  
 Expiration Date of Certification or License 09/30/2018  
**ADDRESS OF PROPERTY APPRAISED**  
1113 13th St  
Parkersburg, WV 26101  
**APPRAISED VALUE OF SUBJECT PROPERTY \$** 63,000  
**LENDER/CLIENT**  
 Name CSS  
 Company Name Peoples Bank National Association  
 Company Address 138 Putnam Street, Marietta, OH 45750  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

**SUBJECT PROPERTY**

- Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 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 \_\_\_\_\_

## Supplemental Addendum

File No. WhitehairTW18

Borrower	Terry & Wanda Whitehair						
Property Address	1113 13th St						
City	Parkersburg	County	Wood	State	WV	Zip Code	26101
Lender/Client	Peoples Bank National Association						

### Comments On land use

*The 20 % listed as other in land use represents schools*

### Comments on range of neighborhood price/ predominate value.

*The subject is located within a neighborhood section with varied values of homes. The subject is typical for the area. Homes in this market area vary with garages, basements and bedroom count. Homes with garages, greater gla, and more bedroom/baths would fall within the higher range of the predominate value.*

### Comments On Comparables

Adjustments were calculated at \$3,000 for bedroom and \$ 3,000 for full bath, \$ 1,500 for 1/2 bath, \$ 1,500 for carport. Garage adjustment was calculated at \$ 3,000 a door. Gla was calculated at \$ 13.00 sf. Basement Adjustment was made at \$ 6.00 sq ft , with no adjustment for 100-400 variance, with finished room calculated similar to upper gla, and based upon the greater degree of upgrades. No adjustment was made for porch/deck/patio as the appraiser could not abstract from sales information, that buyers taste reflect an reaction to a preference of deck/porch and size in this price range. Any Condition adjustment was made within the age section of the sales comparison analysis, and are based on the appraisers opinion of the overall effective age of the improvements.

### Comments On Bracketing of Age

All comparables are newer in age as compared to the subject. No adjustment was made for age. Any condition adjustment, was based on the appraisers opinion of the overall effective age of the subject and comparables.

It is the appraisers belief that homebuyers would consider each comparable , when selecting their potential new home.

All comparable are similar in regards to proximity to employment, education and shopping.

No time adjustment was made as the market has remained stable within the previous 14 months.

### • FIRREA/USPAP Addendum: Additional Comments

Environmental Disclaimer : The value in this report is based on the assumption that the property is not negatively affected by the existence of hazardous conditions. the appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser (s) routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the test and the inspection made by a qualified expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect the value of the property

### Precedence of Comments and Conditions

This report contains comments, conditions and/or certifications added by the signing appraiser, including but not limited to this supplemental addendum. these item shall supersede and take precedence over all language, requirements or conditions contained an any preprinted and/or third party forms or documents included herein, or incorporated by reference into, the appraisal report.

This addendum will serve in part to certify that all comparable sales herein utilized are in the neighborhood or surrounding areas of this market place which would compete with the subject's neighborhood. To a prospective purchase, these competing areas and properties are given equal consideration at the time they would be purchasing a home.

It is typical in West Virginia to be required to use comparables that may have closed more than 14 months prior to the sale date an may be located ten or more miles in distance from the subject. This is due to the fact of population in West Virginia is not remotely similar to those of more metropolitan states. After a search of closed sales of over 14 months the appraiser has selected the most similar comparable at present time. It is the appraiser belief that all comparables represent the current market

\* Site Adjustments may appear to be out of line based upon size, Any site adjustment was based upon local land and site sales

The land value shown herein is based upon comparable site sales. In the case of suburban lots or sites, we have made comparisons with the most recent land sales found in competing or similar areas. Size differential may or may not affected the lot price/value and the question of utility is analyzed. Many larger lots have equal or less utility to the smaller tracts, and hence, no additional value.

Local land and site sales \*\*\*\*\*

### Site Comments

This is an above road grade site that is very typical of the neighborhood in terms of sized, topography, view and the general appeal. It provides a suitable setting for the improvements and is consistent with market expectations in these price range. While no readily apparent adverse site conditions or external factors were noted, many site related issues are beyond the scope of this assignment. Statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinance vary significantly from one municipality to another and can be extremely detailed. The scope of this assignment does not include a comparison of every potentially significant characteristic of the subject property's site and improvements relative to zoning and building ordinances. Unless otherwise noted, standard utility and right-of-way easements are insignificant to value. However a current locational or boundary survey, which was unavailable to the appraiser, may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modification of the appraisal value.

### Comments On Geographic Competency

The subject property is located within 10 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely form a consideration of specific data such as demographics, cost, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

**Supplemental Addendum**

File No. WhitehairTW18

Borrower	Terry & Wanda Whitehair				
Property Address	1113 13th St				
City	Parkersburg	County	Wood	State	WV Zip Code 26101
Lender/Client	Peoples Bank National Association				

**Reasonable Exposure Time**

My opinion of reasonable exposure time for the subject at market value in the report is 3- 6 months

The appraiser has included some or all comparables in competing neighborhoods, due to the lack of sales in the subjects direct neighborhood at the time of effective date.

**Comments on School District/Neighborhood**

School district for the subject is wood county. The subject as well as the comparables neighbor hood is Wood county ,with each district being competing and similar. No neighbor name is give to the comparable or listings. Neighborhood name for subject being North Parkersburg.

**After a search of the surrounding market area, it is the appraiser belief that all comparables are most similar to the subject at present, being the most similar and competing with the subject.**

This appraisal is formatted as "A Drive By Appraisal" There has been no interior inspection made of the improvements. The improvement data has been supplied by the wood county courthouse and an exterior only street inspection.. This appraisal is being made with extraordinary assumption that the data obtained on the subject property is accurate, but this data has not been verified by an interior or on-grounds inspection, and the interior conditions of the improvements is similar to that of the exterior appearance of the property at the day of in exterior inspection. If the data obtained on the subject or the interior conditions differ from the listing within this appraisal it could effect the subjects marketability and or opinion of value.

**No Information could be verified for basment area, other then part. Therefore no adjustment was made to comparables. Where no data could be verified no adjustment was made to comparables. If the data obtained on the subject or the interior conditions differ from the listing within this appraisal it could effect the subjects marketability and or opinion of value, and may require an adjusted quick sale value.**

**\*\*\*\*\*Scope of Work \*\*\*\*\***

Per lender request this report is to include " 90 Day Quick Sale Value " as well as noted " As Is Value " noted on page 1 of this report.

As is Value \$ 63,000, which represents a typical market time of 3-6 months.

The subject is located in amrket area that is not driven by reo, or bank owned sales. After a search of themarket area, it can be noted taht a range of 2 % - 9% can be noted for quick sale for homes in this price range and market area.

Appraiser has noted a 7 % to the subject for an reasonable quick sale of 90 days.  
90 day quick sale value of \$ 59,000.00 rounded up.

Not noted Cost to cure was observed from street

**Land use**

The 15 % other land use represents schools,vacant lots, streets.

**Tax information**

The subject has no noted tax information, as the owner is homestead exempt, for tax reduction.

**Prior Service within prior 3 years**

I have preformed no prior services, as an appraiser regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

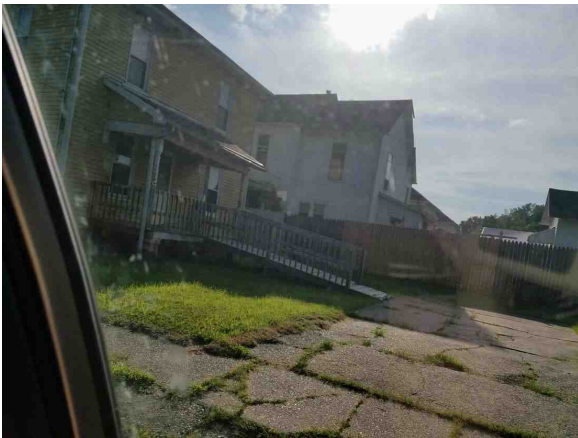
## Subject Photo Page

Borrower	Terry & Wanda Whitehair						
Property Address	1113 13th St						
City	Parkersburg	County	Wood	State	WV	Zip Code	26101
Lender/Client	Peoples Bank National Association						



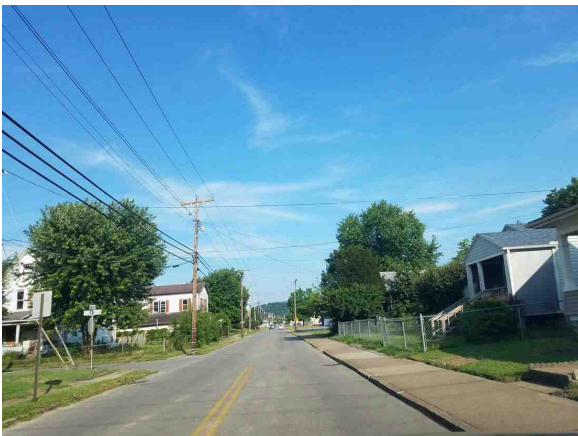
### Front

1113 13th St  
Sales Price 0  
Gross Living Area 1,440  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location Res;  
View Res  
Site 3,060 sf  
Quality Vinyl-Alum  
Age 118



### Rear

Rear



### Street