Huntington

January 14, 2015

MICHELE MIRCH
102 EAST ST
FAIRPORT HBR, OH 44077

Re: Applicant(s): MICHELE MIRCH
Loan #: 30650031218440
Property Address: 257 SHORE DR, LAKE MILTON, OH 44429

Dear MICHELE MIRCH

Enclosed please find a copy of the property appraisal[1] associated with your loan application. In certain circumstances, the Federal law requires mortgage servicers to provide customers with a copy[2] of their appraisal and/or valuation performed in connection with the loan application.

If you have any questions regarding this letter or the results of your appraisal, please contact our Fulfillment Team at 1-800-858-3723.

Thank you for choosing Huntington for your current and future lending needs.

Sincerely,

Consumer Fulfillment Team
Enclosure

[1] This appraisal was developed for Huntington and for Huntington's purposes only.

[2] If applicable, additional and/or revised appraisals may be needed by Huntington. If an additional and/or revised appraisal is conducted, the borrower will receive a copy for their records as well.

Uniform Residential Appraisal Report

File # 45151007

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 175,000 to $ 195,000.

There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 165,900 to $ 200,000.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	257 Shore Dr. Lake Milton, OH 44429	5097 Waterloo Rd. Atwater, OH 44201		9380 Pearl Dr. North Benton, OH 44449		15343 Stoltz Rd. Diamond, OH 44412	
Proximity to Subject		12.34 miles W		7.18 miles SW		2.50 miles E	
Sale Price	$		$ 165,900		$ 178,900		$ 200,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 68.16 sq. ft.		$ 215.02 sq. ft.		$ 193.80 sq. ft.	
Data Source(s)		MatMLS #3625777;DOM 31		MatMLS #3638371;DOM 25		MatMLS #3621585;DOM 50	
Verification Source(s)		Ext Insp;Realist;County		Ext Insp;Realist;County		Ext Insp;Realist;County	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		FHA;0		Cash;0		Conv;0	
Date of Sale/Time		s08/14;c07/14		s09/14;c08/14		s08/14;c07/14	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9600 sf	1.15 ac	-2,000	10019 sf	0	28.50 ac	-42,000
View	B;Wtr;Wtr	N;Res;Res	+20,000	B;Wtr;Wtr		N;Res;Res	+20,000
Design (Style)	DT2;Cape Cod	DT2;Colonial	0	DT2;Cape Cod		DT1;Ranch	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	75	114	+8,000	60	-8,500	60	-8,500
Condition	C3	C3		C3		C3	
Above Grade (Total / Bdrms / Baths)			-1,000				-1,000
Room Count	6 / 2 / 1.1	5 / 3 / 2.0	-1,000	4 / 2 / 1.0	+1,000	6 / 3 / 1.0	+1,000
Gross Living Area	1,320 sq. ft.	2,434 sq. ft.	-11,100	832 sq. ft.	+4,800	1,032 sq. ft.	+2,800
Basement & Finished Rooms Below Grade	840sf0sfin	1609sf0sfin	0	0sf	+5,000	0sf	+5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FHAir/ElCent	FHAir/ElCent		FHAir/None	+2,000	FHAir/None	+2,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd2dw	3gd2dw	-1,000	None	+2,000	2dw	+2,000
Porch/Patio/Deck	Porch/Patio/Deck	Porch/Patio	+1,000	Porch/Deck	+1,000	Porch/EncPorch	+500
	Fireplace-1	None	+1,000	Fireplace-1		None	+1,000
	None	None		None		Outbldg 40x30	-5,000
	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 13,900	[X] + [ ] -	$ 7,300	[ ] + [X] -	$ -22,200
Adjusted Sale Price of Comparables		Net Adj. 8.38 % Gross Adj. 27.79 %	$ 179,800	Net Adj. 4.08 % Gross Adj. 13.58 %	$ 186,200	Net Adj. 11.10 % Gross Adj. 45.40 %	$ 177,800

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

My research [ ] did [X] 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) Matrix MLS;Realist;County Auditors

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) Matrix MLS;Realist;County Auditors

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				
Price of Prior Sale/Transfer				
Data Source(s)	per Auditor's Records	per Auditor's Records	per Auditor's Records	per Auditor's Records
Effective Date of Data Source(s)	01/09/2015	01/09/2015	01/09/2015	01/09/2015

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was not sold or listed at time of inspection. No record of prior sale within past year for the comparables.

Summary of Sales Comparison Approach *** See Additional Comments ***

Indicated Value by Sales Comparison Approach $ 180,000

Indicated Value by: Sales Comparison Approach $ 180,000 Cost Approach (if developed) $ 181,139 Income Approach (if developed) $

The sales comparison approach was given primary consideration in the final estimate of value and it is supported by the cost approach.

This appraisal is made [X] "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: Homes in this neighborhood are typically owner occupied and not used for income.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 180,000 , as of 01/09/2015 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

The Intended User of this report is Huntington National Bank. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purposes of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. 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. My comparable search criteria consisted of properties that are between 800 and 2500 square feet, and which sold within the past 12 months, and are located within a 15 mile radius of the subject property. My comparable search did not include any sales price or value parameters. The search resulted in a total of 3 potential comparable prop. to consider of which 3 were included and gridded in this appraisal report. Those addresses that were not gridded are listed below: None

The subject is located 14 miles from my office. This assignment requires geographic competency as required by USPAP. I have spent sufficient time in this market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved. The appraisers address is different than the main office address. The subject property is a 1.5 story home located in Milton Twp. All comparables are recent closed sales within close proximity to the subject and offer substantially similar function and utility. All comparables are located in similar market areas and are subjected to the similar market influences and trends. Due to low interest rates and higher number of properties listed for sale last year, it appears the market has remained stable in most suburban areas and showing signs of a declining market in the inner city markets. The subject is located in an suburban community made of of mixed aged homes ranging from homes built in the 1800s to the 2000s. The subject community is located in Milton Twp. where home values appear to be stable. Sale prices are generally within 10% of their list prices and typical marketing time terms are normal 90 to 180 day terms. Sellers have not been required to offer sales or financing concessions. Supply and demand appears to be in balance. A bedroom count adjustment is warranted for 2 vs 3 or4 bedrooms. Age adjustments are based at 5% for age difference of 10 years or more. The value range and GLA range is comfortably bracketed. Improvements to the subject property include: updated kitchen. The sales utilized are the best on record and are considered reliable indicators of value. An across the board adjustment is warranted for porch/patio/deck due to the lack of similar sales with a porch/deck/patio. Site values are determined from Auditor's ratios and land sales and using the market extraction method. Adjustments are derived from matched pairs approach & market extraction. Adjustments were not warranted for specific features for comparables that have similar or same amenities. The cost approach has a role to help support the final value but no weight is given in the final reconciliation. Due to the lack of similar 1.5 story homes on record, the appraiser utilized 1 and 2 story sales with similar amenities, condition, quality and proximity.Due to the lack of more similar and proximate sales on record, the appraiser expanded to 15 miles, suburban distance guidelines are exceeded. The separation of the highway does not appear to effect the marketability or value of the subject property as it appears the values are similar on either side. A water view adjustment is warranted and derived by utilizing the market extraction method. Outbuilding adjustment is derived using Marshall and Swift cost handbook. Sales 1, 2 and 4 exceed the 25% GLA guidelines due to the lack of similar GLA sales on record. Sales 1 and 3 exceed the 10% line item adjustment guidelines due to large site and view adjustments. Sales 1 and 3 exceed the 25%gross and/or 15% net adjustment guidelines due to site and view adjustments. *** See Additional Comments ***

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site values are determined by auditor's ratios and by using the allocation by abstraction technique defined in the Appraisal Institute's Dictionary of Real Estate 4th edition.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE =$ 78,000
Source of cost data Marshall and Swift Cost handbook	Dwelling 1,320 Sq. Ft. @ $ 85.40 =$ 112,728
Quality rating from cost service Avg. Effective date of cost data 01/09/2015	BSMT 840 Sq. Ft. @ $ 18.44 =$ 15,490
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Deck/Patio 14,000
Cost data was taken from Marshall & Swift, surveys of	Garage/Carport 576 Sq. Ft. @ $ 18.07 =$ 10,408
local construction costs, and from specifications and	Total Estimate of Cost-New =$ 152,626
plans provided by for appraiser use. Physical	Less Physical / Functional / External
depreciation is based on the age/life method. Land value	Depreciation 54,487 =$(54,487)
is obtained from Auditors's Ratio's and area land sales.	Depreciated Cost of Improvements =$ 98,139
	'As-is' Value of Site Improvements =$ 5,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	Indicated Value By Cost Approach =$ 181,139

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

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

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

Describe common elements and recreational facilities

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

1728531-1

File No. 45151007

ADDITIONAL COMPARABLES

Borrower	Michele A Mirch
Property Address	257 Shore Dr.
City	Lake Milton County Mahoning State OH Zip Code 44429
Lender/Client	Huntington National Bank

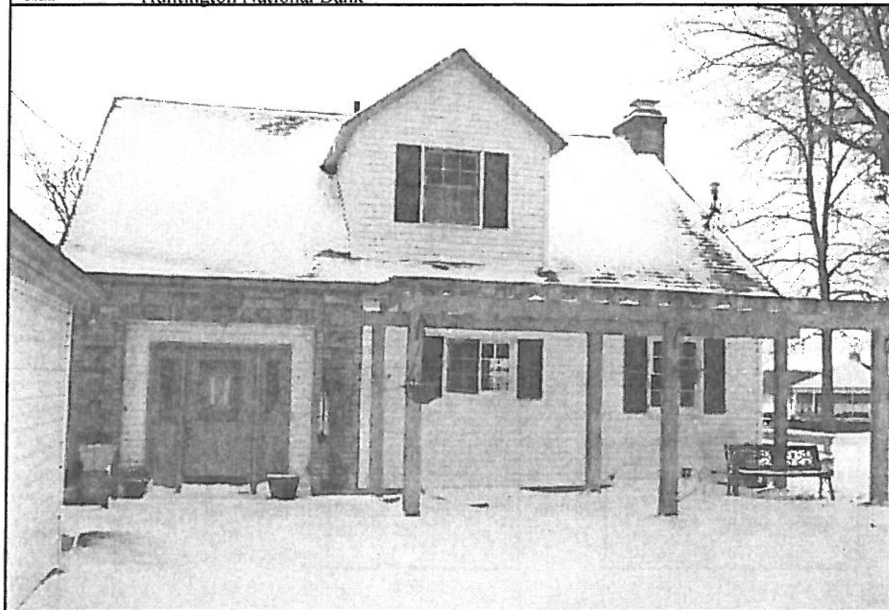
FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	257 Shore Dr. Lake Milton, OH 44429	161 Forest Ave. Lake Milton, OH 44429		17329 Idylwild Ave. Lake Milton, OH 44429			
Proximity to Subject		0.57 miles W		1.81 miles N			
Sale Price	$		$ 175,000		$ 195,000		$
Sale Price/Gross Liv. Area	$ sq. ft.	$ 84.91 sq. ft.		$ 177.27 sq. ft.		$ sq. ft.	
Data Source(s)		MatMLS #3482034;DOM 304		MatMLS #3668270;DOM 53			
Verification Source(s)		Ext Insp;Realist;County		Ext Insp;Realist;County			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		Listing	-5,200	Listing	-5,800		
Date of Sale/Time		Active		Active			
Location	N;Res;Res	N;Res;Res		N;Res;Res			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	9600 sf	6578 sf	+2,000	18208 sf	-2,000		
View	B;Wtr;Wtr	B;Wtr;Wtr		B;Wtr;Wtr			
Design (Style)	DT2;Cape Cod	DT2;Colonial	0	DT2;Colonial	0		
Quality of Construction	Q3	Q3		Q3			
Actual Age	75	68	0	115	+9,500		
Condition	C3	C3		C3			
Above Grade Room Count (Total / Bdrms / Baths)	6 / 2 / 1.1	8 / 4 / 2.0	-2,000 -1,000	5 / 3 / 1.1	-1,000 0	Total / Bdrms / Baths	
Gross Living Area	1,320 sq. ft.	2,061 sq. ft.	-7,400	1,100 sq. ft.	+2,200	sq. ft.	
Basement & Finished Rooms Below Grade	840sf0sfin	544sf120sfin 1rr0br0.0ba0o	-2,500 0	0sf	+5,000		
Functional Utility	Average	Average		Average			
Heating/Cooling	FHAir/ElCent	FHAir/None	+2,000	FHAir/ElCent			
Energy Efficient Items	None	None		None			
Garage/Carport	2gd2dw	4ga2dw	-2,000	2ga2dw	0		
Porch/Patio/Deck	Porch/Patio/Deck	Porch/Patio	+1,000	Porch/EncPorch/Deck	-2,500		
	Fireplace-1	None	+1,000	Fireplace-2	-1,000		
	None	None		None			
	None	None		None			
Net Adjustment (Total)		☐ + ☒ -	$ -14,100	☒ + ☐ -	$ 4,400	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 8.06 % Gross Adj. 14.91 %	$ 160,900	Net Adj. 2.26 % Gross Adj. 14.87 %	$ 199,400	Net Adj % Gross Adj. %	$

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	per Auditor's Records	per Auditor's Records	per Auditor's Records	
Effective Date of Data Source(s)	01/09/2015	01/09/2015	01/09/2015	

Comment on Sales Comparison

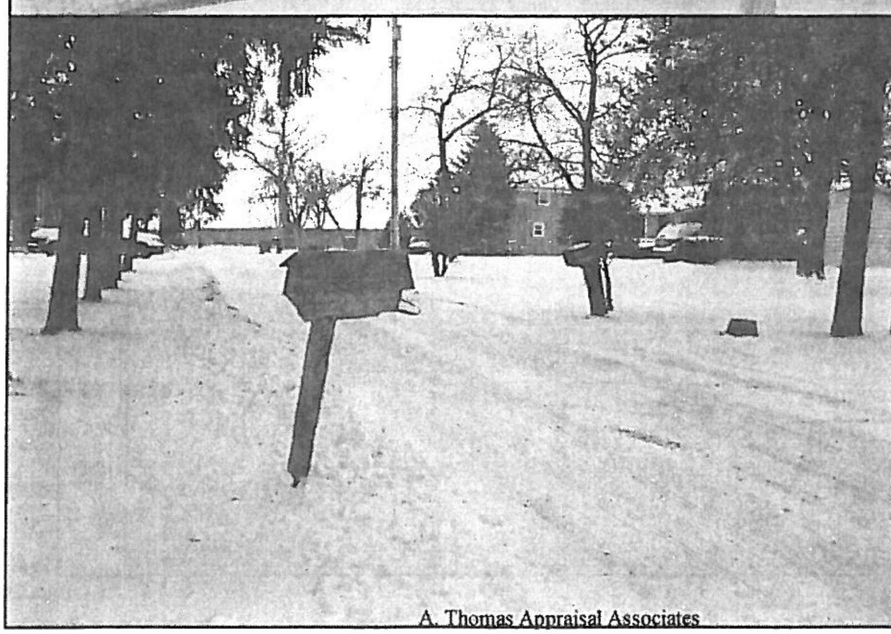
PHOTOGRAPH ADDENDUM

Borrower or Owner	Michele A Mirch
Property Address	257 Shore Dr.
City	Lake Milton · County Mahoning · State OH · Zip Code 44429
Client	Huntington National Bank



FRONT VIEW OF SUBJECT PROPERTY

REAR VIEW OF SUBJECT PROPERTY

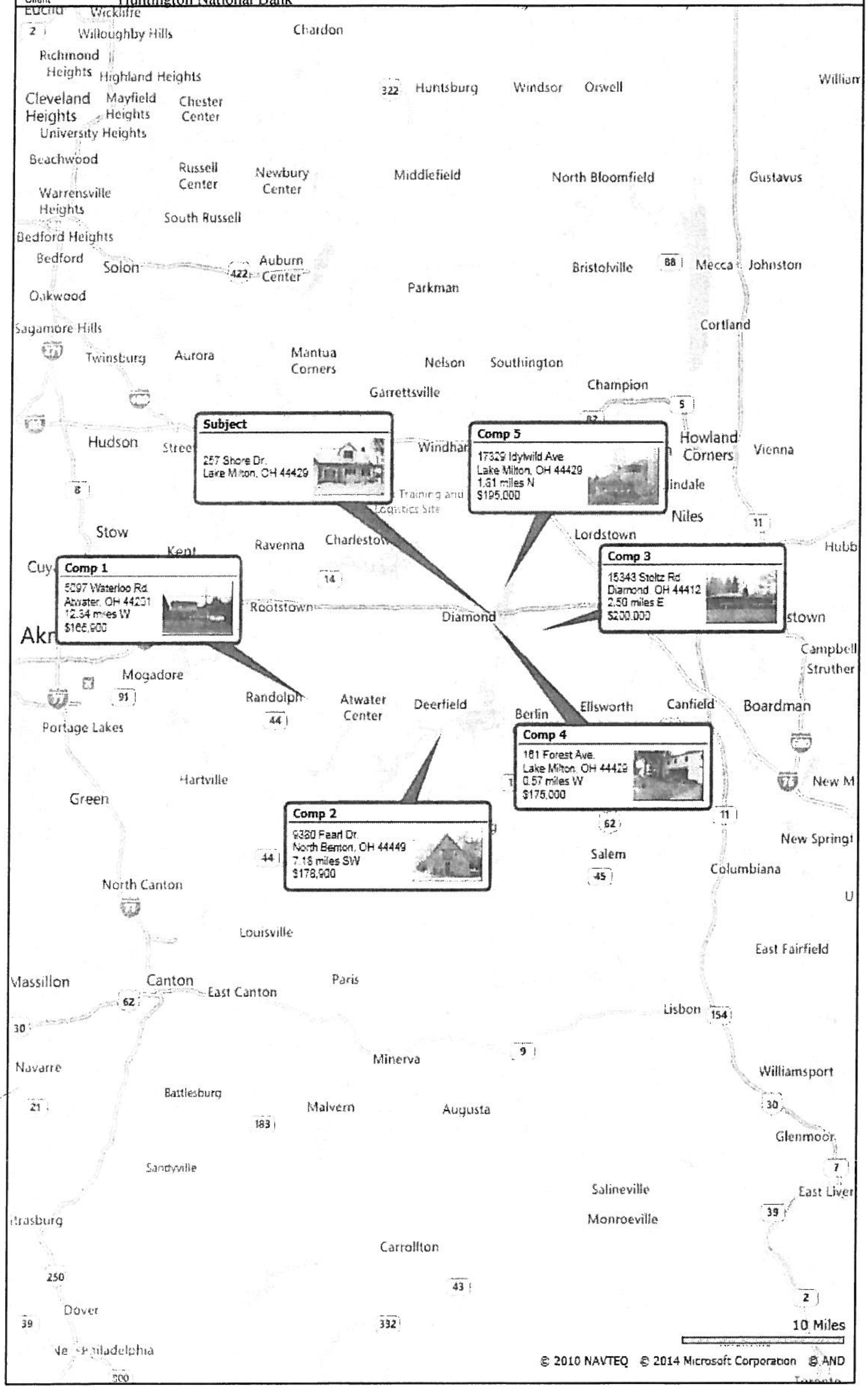


STREET SCENE OF SUBJECT PROPERTY

File No 45151007

Location Map

Borrower or Owner	Michele A Mirch
Property Address	257 Shore Dr.
City	Lake Milton County Mahoning State OH Zip Code 44429
Client	Huntington National Bank



PHOTOGRAPH ADDENDUM

Borrower or Owner: Michele A Mirch
Property Address: 257 Shore Dr.
City: Lake Milton County: Mahoning State: OH Zip Code: 44429
Client: Huntington National Bank

COMPARABLE #4

161 Forest Ave.
Lake Milton, OH 44429

Price	$175,000
Price/SF	84.91
Date	Active
Age	68
Room Count	8-4-2.0
Living Area	2,061
Value Indication	$160,900

COMPARABLE #5

17329 Idylwild Ave.
Lake Milton, OH 44429

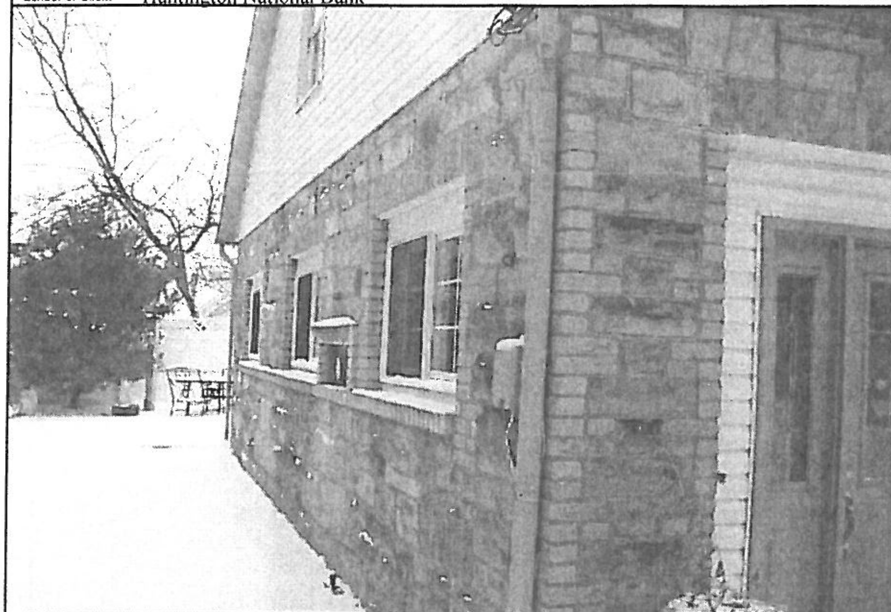
Price	$195,000
Price/SF	177.27
Date	Active
Age	115
Room Count	5-3-1.1
Living Area	1,100
Value Indication	$199,400

COMPARABLE #6

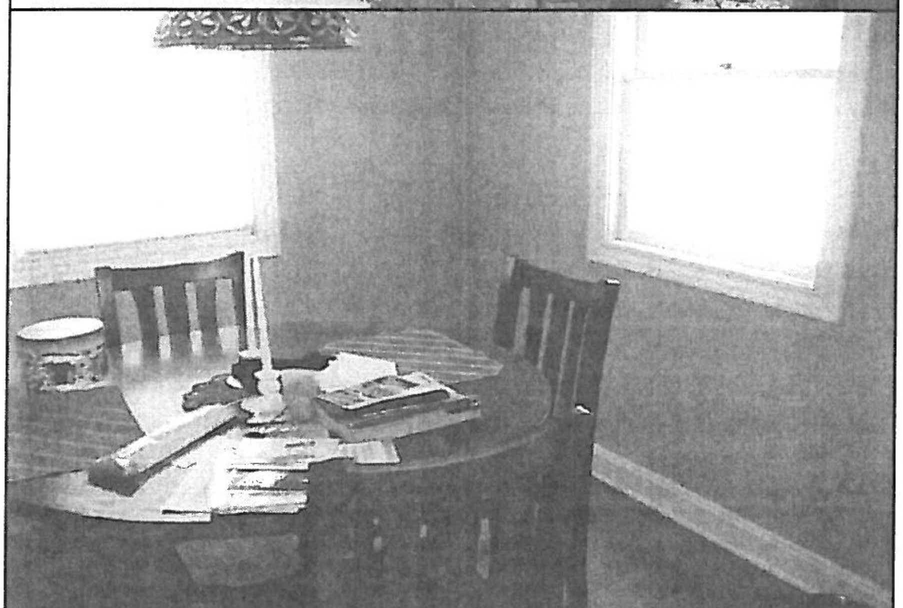
Price	$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
Value Indication	$

PHOTOGRAPH ADDENDUM

Borrower or Owner	Michele A Mirch
Property Address	257 Shore Dr.
City	Lake Milton County Mahoning State OH Zip Code 44429
Lender or Client	Huntington National Bank



257 Shore Dr.
FRONT LEFT VIEW

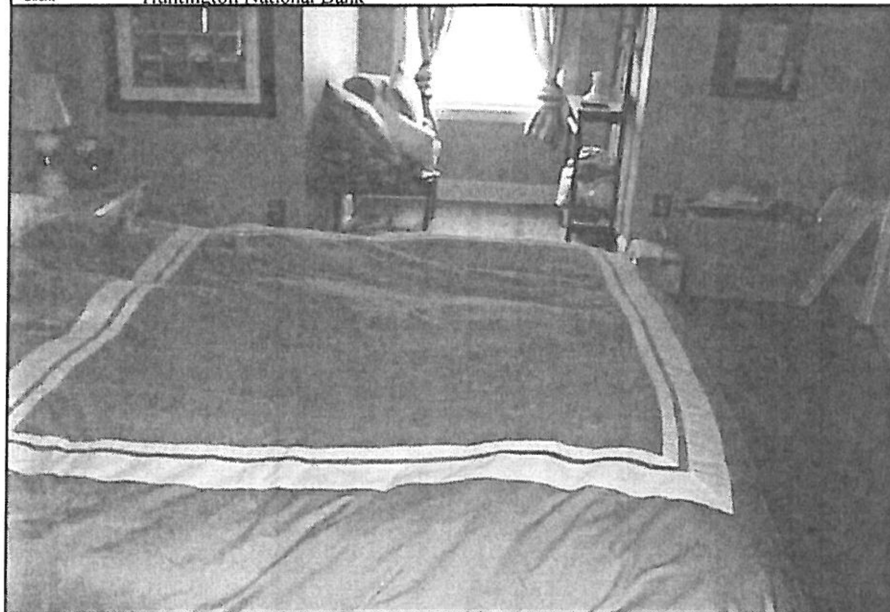


257 Shore Dr.
DINING ROOM

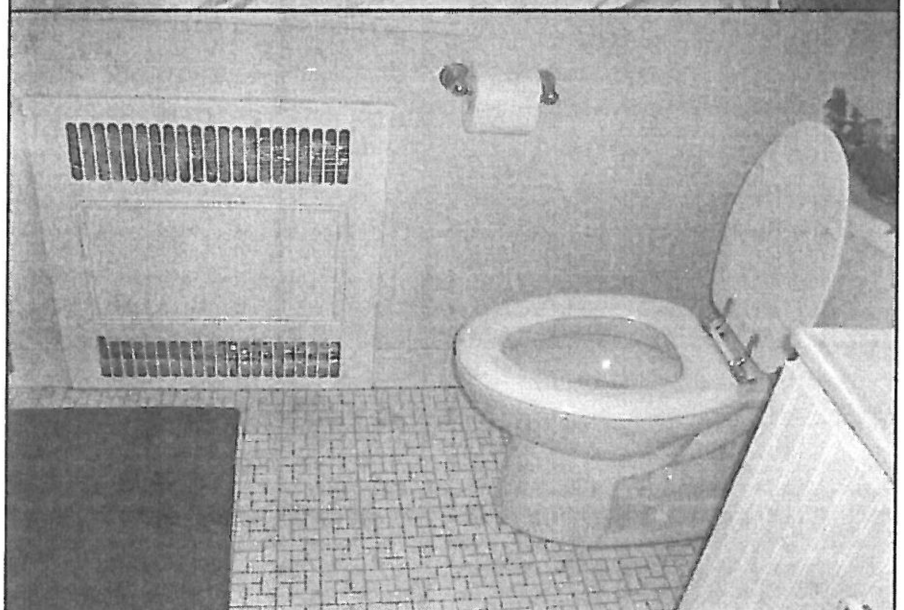
257 Shore Dr.
KITCHEN

PHOTOGRAPH ADDENDUM

Borrower or Owner	Michele A Mirch
Property Address	257 Shore Dr.
City	Lake Milton County Mahoning State OH Zip Code 44429
Client	Huntington National Bank



257 Shore Dr.
BEDROOM



257 Shore Dr.
BATH

257 Shore Dr.
BEDROOM-2

1728531-1

USPAP Compliance Addendum

File No. 45151007

Borrower/Client Michele A Mirch			
Property Address 257 Shore Dr.			
City Lake Milton	County Mahoning	State OH	Zip Code 44429
Lender/Client Huntington National Bank			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

[ ] I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

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

PROPERTY INSPECTION

[ ] I have **NOT** made a personal inspection of the property that is the subject of this report.

[X] I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 90-180 day(s).

APPRAISER		SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
Signature		Signature	
Name	S. Samuel Cera Jr.	Name	
Date of Signature	01/13/2015	Date of Signature	
State Certification #	2005000612	State Certification #	
or State License #		or State License #	
State	OH	State	
Expiration Date of Certification or License	05/25/2015	Expiration Date of Certification or License	
		Supervisory Appraiser Inspection of Subject Property:	
Effective Date of Appraisal	01/09/2015	[ ] Did Not [ ] Exterior-only from Street [ ] Interior and Exterior	

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

NAME: Samuel S Cera Jr.
LIC/CERT NUMBER: 2005000612
LIC LEVEL: Certified Residential Real Estate Appraiser
CURRENT ISSUE DATE: 05/08/2014
EXPIRATION DATE: 05/25/2015
USPAP DUE DATE: 05/25/2015

OHIO DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

ORIGINAL ISSUE DATE: 05/25/2005

APPRAISER NO.: 2005000612

CERA, SAMUEL S, JR.

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY QUALIFIED TO ENGAGE IN THE PRACTICE OF REAL ESTATE APPRAISAL

WITNESS THE SEAL OF THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING AND THE SIGNATURES OF THIS BOARD ON 05/25/2005. THIS CERTIFIC IS NOT VALID UNLESS TIMELY RENEWED IN ACCORDANCE WITH ALL STATE OF OHIO REQUIREMENTS

Robert J Weiler, Chairman

Lawrence A. Kell, Member

Margaret A. Hambleton, Member

Michael J. Koren, Member

Lyle T. Davis, Member

Samuel S Cera Jr.
427 S. Broad St
Canfield, OH 444060000

File No. 45151007
Case No 1728531-1

Borrower	Michele A Mirch				
Property Address	257 Shore Dr.				
City	Lake Milton	County	Mahoning	State OH	Zip Code 44429
Lender/Client	Huntington National Bank	Address	7575 Huntington Park Drive, HM3190, Columbus, OH 43235		

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1 - The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

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

C2 - The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finished have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3 - The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

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

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

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

Explanation of Bathroom Count

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

Example: 3.2 indicates three full baths and two half baths.

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

HOME SAVINGS 275 West Federal Street
P.O. Box 1111
Youngstown, OH 44501

Homesavings.com
Phone 330.742.0500 | Toll Free 1.888.822.4751
Fax 330.742.0513 | 330.743.7100

Temp Return Service Requested

Customer Service:1-888-822-4751

YSMSSTMTN 141222-16502-0001

.0324
135,000
1620000
972
324
33740000
281.18
12|3374
24
97
96
14
12
20
12
80

MICHELE A MIRCH
102 EAST ST
FAIRPORT HARBOR, OH 44077

Statement Date: 12/20/14
Page 1 of 2

Account Number	**210076444**
Payment Due Date	**01/01/15**
Total Amount Due	**$1,303.62**

If payment is received after 01/16/15, $50.16 late fee will be charged.

Auto Debit, please do not mail in a payment

257 SHOREDR
44429

Account Information	
Outstanding Principal	$125,104.56
Interest Rate (Until July 2019)	3.125% 3.24
Prepayment Penalty	No

Explanation of Amount Due	
Principal	$677.33
Interest	$325.79
Escrow (Taxes and/or Insurance)	$300.50
Regular Monthly Payment	**$1,303.62**
Total Fees and Charges	$0.00
Overdue Payment	$0.00
Total Amount Due	$1,303.62

Past Payment Breakdown

	Paid Last Month	Paid Year to Date
Principal	$675.57	$7,992.00
Interest	$327.55	$4,045.44
Escrow (Taxes and/or Insurance)	$300.50	$3,569.84
Fees and Charges	$0.00	$0.00
Partial Payment (Unapplied)*	$0.00	$0.00
Total	**$1,303.62**	**$15,607.28**

Please see page two of the statement for Transaction Activity.

125,104.56
- 677.33 - JAN
124427.23
- 679.09 - FEB
123,748.14

135,000
124,427
10,573

Important Messages

***Partial Payments:** Any partial payments that you make are not applied to your loan, but instead are held in a separate suspense account. If you pay the balance of a partial payment, the funds will then be applied to your loan.

ACCOUNT NUMBER **210076444**

Payment received at the mailing address (shown below) before 5:00 P.M. (EST) on any business day will be credited to your account as of the date received. Payments mailed to other locations may be subject to a delay in crediting of up to 5 days after the date received

MICHELE A MIRCH
102 EAST ST
FAIRPORT HARBOR, OH 44077

Check here for any address changes and indicate changes on the reverse.

Auto Debit, please do not mail in a payment

Amount Due	
Due By 01/01/15:	**$1,303.62**
$50.16 late fee will be charged after 01/16/15	
Additional Principal	$
Additional Escrow	$
Total Amount Enclosed	$

Make check payable to Home Savings & Loan Co.

Home Savings and Loan Co
PO Box 1111
Youngstown, OH 44501-1111

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