

APPRAISAL OF REAL PROPERTY

LOCATED AT:

7550 Geist Pointe Cir Geist Pointe Estates Lot 3 Indianapolis, IN 46236-9083

FOR:

Security Federal Mortgage 10265 Summerlin Rd. Fishers, IN 46236

AS OF:

12/1/2006

BY:

William Seward
Seward Real Estate Service
P.O. Box 36193
Indianapolis, IN 46236
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www.seward-realestate.com

File No. 006-12101

SEWARD REAL ESTATE SERVICE

Residential Appraisal & Consulting

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December 08, 2006

Subject Property:

Samantha Glynn 7550 Geist Pointe Cir

Lender/Client:

Security Federal Mortgage 10265 Summerlin Rd., Fishers, IN 46236

To whom it may concern:

In accordance with your request, I have inspected and appraised the subject property referenced above and legally described as:

Geist Pointe Estates Lot 3

The purpose of this appraisal is to develop an opinion of market value in unencumbered fee simple ownership. The Summary Report of that Limited Appraisal is attached.

The scope of this assignment included the necessary research and analysis to prepare a report, in accordance with the intended use, and conforming to the Uniformed Standards of Professional Appraisal Practice. Property data is from my exterior inspection of the subject property and the exterior of all properties listed as comparables. Supporting data has been compiled from the public records of the appropriate city or county assessor's office, the Metropolitan Indianapolis Board of Realtors MLS, adjacent county MLS, a la mode, Inc., and Flood in Sight flood maps.

In developing the approaches to value, the market data used were collected from office files, other appraisers, realtors or persons knowledgeable to the subject property marketplace; and the municipal or county assessor offices. Cost data, if used, were obtained from nationally recognized published cost services and local builders.

The value conclusions are as of 12/1/2006and contingent upon the attached Certification and Limiting Conditions addendum.

My market value opinion of the subject property as of 12/1/2006 is

\$149,000

It you have any questions concerning this appraisal, or if I can be of additional services, please call me at (317) 823-1777 or contact me by e-mail at wseward@seward-realestate.com.

Yours Truly,

Seward Real Estate Service William Seward

LR60000337 IN

File # 006-12101

	The purpose of this summary appraisal rep		vide the lender/chent with an ac						
	Property Address 7550 Geist Pointe	Cir	Owner of Dublic Decem	City Indianapoli				Zip Code 4623	<u> 36-9083</u>
	Borrower Samantha Glynn Legal Description Geist Pointe Estat	too Lot 3	Owner of Public Recor	d Samantha Gly	nn	Cou	nty Mario	on	
	Assessor's Parcel # 4030959	.es Lui 3		Tax Year 2006		R F	Taxes \$ 1	1,480.10	
	Neighborhood Name Geist Pointe Est	tates		Map Reference 26	3900		sus Tract 3		
		cant	Special Assessments						er month
-1	Property Rights Appraised 🔀 Fee Simple	Leaseh	·			*		<u> </u>	
	Assignment Type		ance Transaction 🔲 Other (lescribe)					
	Lender/Client Security Federal Mo			Summerlin Rd.,					
	Is the subject property currently offered for s							Yes 🔀 No	
	Report data source(s) used, offering price(s)		The subject was rece	ently purchased fo	or \$110,000	on 05/02/2	005 as	a HUD	
=	repossessed "as-is" condition ho								
	I did did not analyze the contract performed. There is no contract, the			xpiain the results of the	analysis of the (CONTRACT FOR SAIG	e or wny the	e analysis was no	τ
ļ	penomieu. There is no contract, ti	115 15 4 1611	ilalice						
RAC	Contract Price \$ Refinance Date of Co	ontract N/A	Is the property seller	the owner of public reco	ord? X Yes	□ No Data S	Source(s)	Tax Record	
	Is there any financial assistance (loan charge							Yes	⊠ No
$\overline{}$	If Yes, report the total dollar amount and des			,,	-,,,				
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	Note: Race and the racial composition of	the neighbor	rhood are not appraisal factors	S.					
١	Neighborhood Characteristic	s	One-Unit	Housing Trends		One-Unit H	ousing	Present Land	Use %
	Location Urban Suburban	Rural	Property Values 🔲 Increasing		Declining	PRICE	AGE	One-Unit	70 %
۵.	Built-Up ☐ Over 75% ☐ 25-75% ☐	Under 25%	Demand/Supply Shortage	🔀 In Balance 🗌	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
8.	Growth ☐ Rapid ⊠ Stable ☐	Slow		nths 🖂 3-6 mths 🗌	Over 6 mths	100 Low	3	Multi-Family	%
			hood is bounded on the			260 High		Commercial	%
	West by Oaklandon Rd., on the					150 Pred		Other	30 %
<u>5</u>			similarly by the social, g						
ΞĮ.	subject. The subject is convenied		d in close proximity to al	I the necessary si	upport facilit	ties such as	employ	ment, shopp	ing,
	banks, schools and recreational		:\ T !	1 1 122 1		1 12			
	Market Conditions (including support for the		<u> </u>	rket conditions in					
	reasonably stable. Loan discoun								ales
	comparison analysis grid. Based Dimensions Given in Acres only	on the mo		ippiy and demand (15,681 S.I Shape				s time. esidential	
	Specific Zoning Classification D-3 Single	Family De				iai	VIEW R	esideriliai	
			(Grandfathered Use) No Zon						
H				ng 🔛 niegai (describe	5)				
	Is the highest and best use of subject proper	tv as improved	d (or as proposed per plans and	specifications) the pres	entuse?	Yes No	If No. des	scribe	
	Is the highest and best use of subject proper	ty as improve	d (or as proposed per plans and	specifications) the pres	ent use?	Yes No	If No, des	scribe	
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ш	Utilities Public Other (describe)		d (or as proposed per plans and Public Other (c Water	, , ,	Off-site Impr	rovements - Typ			rivate
	, , ,	\	Public Other (c	, , ,	<u>—</u>	rovements - Typ		Public P	rivate
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IMPROVEMENTS	Utilities Public Other (describe) Electricity	No FE pical for the manufactors (ea ppraise at ilities only assessme assessment fill assessment f	Public Other (control of the control	FEMA Map # 1809 No If No, describe commental conditions, land was from public inter adverse condition a slide area and Exterior Description Foundation Walls Exterior Walls Window Type Storm Sash/Insulated Screens It Amenities Exterior Pool Exterior Walls Exterior Description	Off-site Improstreet Aspalley 97C0089E duses, etc.)? records and itions that work in the total	yes I the local Mere observe zoning infra s/condition Info Blk/Avg Fle ne/Avg W /Avg Tr /Avg Ba /d/Avg Ba no Ca bye(s) # Di Rear describe) 1 Square Feet	FEMA Map No ILS systemed througoutions. Iterior Foors F	Public P	condition erage od //Good e/Good od Built-in Grade
IMPROVEMENIS	Utilities Public Other (describe) Electricity	No FE pical for the mrnal factors (eane appraise stilities only assessme Substilities only assessment Art. Basement Art. Basement Fill Outside Evidence of Dampne Heating Substilities only Individual Substilities only and Substilities only assessment Art. Basement Art. Basement Fill Outside Substilities only assessment Substilities only assessment Art. Basement Art. Basem	Public Other (c Water Sanitary Sewer Sewer Sewer Sanitary Sewer	FEMA Map # 1809 No If No, describe particular and public inter adverse conditions, land a slide area and exterior Description a slide area and Exterior Walls Exterior Walls Exterior Walls Exterior Walls Exterior Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Real Pool wave Washer/Dry 2 Bath(s) remodeling, etc.). e area with ample	Off-site Impr Street Asp Alley 97C0089E d uses, etc.)? records and itions that w I no known: materials ConcreteB Vinyl&Stor Fiberglass Aluminum/ DbIHungW Yes/Therm Yes Woodsto 1 Fence F r Porch Other rer Other (rer Other) te closets and of the property's	rovements - Type halt Yes The local Mark The local	FEMA Map No ILS systemed througoutions. Iterior Foors F	Public P	condition erage od //Good e/Good od 4 nent 2 Built-in Grade
IMPROVEMENTS	Utilities Public Other (describe) Electricity	No FE pical for the mrnal factors (eane appraise stilities only assessme Substilities only assessment Art. Basement Art. Basement Fill Outside Evidence of Dampne Heating Substilities only Individual Substilities only and Substilities only assessment Art. Basement Art. Basement Fill Outside Substilities only assessment Substilities only assessment Art. Basement Art. Basem	Public Other (c Water Sanitary Sewer Sewer Sewer Sanitary Sewer	FEMA Map # 1809 No If No, describe particular and public inter adverse conditions, land a slide area and exterior Description a slide area and Exterior Walls Exterior Walls Exterior Walls Exterior Walls Exterior Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck Real Pool wave Washer/Dry 2 Bath(s) remodeling, etc.). e area with ample	Off-site Impr Street Asp Alley 97C0089E d uses, etc.)? records and itions that w I no known: materials ConcreteB Vinyl&Stor Fiberglass Aluminum/ DbIHungW Yes/Therm Yes Woodsto 1 Fence F r Porch Other rer Other (rer Other) cer closets and of the property?	rovements - Type halt Yes The local Mark The local	FEMA Map No ILS system ed through ctions. Iterior Dors alls im/Finish ath Floor ath Wainscoar Garage Driveway Garage Carport Att. of Gross L normal at floor p	Public P	eno condition erage od //Good e/Good od Built-in Grade

File # 006-12101

			the subject neighborh		_			to \$ 26	
There are 51 comparable FEATURE	le sales in the subject SUBJECT		n the past twelve mon LE SALE # 1			<u>ice from \$ 90,000</u> LE SALE # 2)		1 78,000 . LE SALE # 3
Address 7550 Geist Poir		12551 Castilla		7126 Wh			7119	Seven Oa	
Indianapolis, Ind		Indianapolis, In		Indianapo				napolis, In	
Proximity to Subject		10 blocks NE		7 blocks				cks SW	
	\$ Refinance		\$ 157,500			\$ 145,500			\$ 144,900
	\$ sq.ft.				8 sq.ft.			87.18 sq.ft.	
Data Source(s) Verification Source(s)		MLS#2560658 Exterior Inspec		MLS#263 Exterior I				#2572570 rior Inspec	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment		SCRIPTION	+(-) \$ Adjustment
Sales or Financing		Cash	. ()	Convention		· () + riajasansin		entional	. () 4 / 12/202110111
Concessions		None		CC:		-3,000			
Date of Sale/Time		12/06/2005		10/27/200				4/2006	
Location Leasehold/Fee Simple		Suburban Fee Simple		Suburbar Fee Simp				<u>ırban</u> Simple	
Site	15,681 S.F.	13,939 S.F.		9,583 S.F		+3,000			+2,200
View	Residential	Residential		Residenti		10,000		dential	12,200
Design (Style)	Ranch	Ranch		Ranch			Rand	ch	
Quality of Construction		BrickVinyl/Avg		BrickViny	//Avg			Vinyl/Avg	
Actual Age Condition	17 Yrs.	5 Yrs.	-1,200			-1,000			
Above Grade	Average Total Bdrms. Baths	Average Total Bdrms. Baths		Average Total Bdrms	Raths		Aver	age Bdrms. Baths	
Room Count	5 3 2	6 3 2		7 3	2		6	3 2	
Gross Living Area	1,451 sq.ft.	1,528 sq.ft.	-700		8 sq.ft.	-300		1,662 sq.ft.	-1,900
Basement & Finished		None		None			None	•	
Rooms Below Grade	N/A	N/A		N/A			N/A		
Functional Utility Heating/Cooling		Average GFA/Central		Average GFA/Cen	ıtral		Aver GFA	<u>age</u> /Central	
Energy Efficient Items	Stnd Insulation			Stnd Insu				Insulation	
Garage/Carport		2 Car Att.		2 Car Att			2 Ca		
Porch/Patio/Deck		Wood Deck		Wood De				Porch	-1,000
Kitchen	Stndrd Kitchen			Stndrd Ki				rd Kitchen	
Fireplace	1 - Fireplace	1 - Fireplace		1 - Firepla	ace_		1 - F	ireplace	
Net Adjustment (Total)		□ + ∅ -	\$ -1,900	T +	☒ -	\$ -1,300	П	+ 🛛 -	\$ -700
Adjusted Sale Price		Net Adj. 1.2 %		Net Adj.	0.9 %		Net Ad	j. 0.5 %	
of Comparables		Gross Adj. 1.2 %			5.0 %		Gross	Adj. 3.5 %	\$ 144,200
I ⊠ did ☐ did not research	the sale or transfer hi	story of the subject p	property and comparab	ole sales. It no	t, explaii	1			
My research ☐ did ☒ did :	not reveal any prior sa	les or transfers of th	e subject property for t	the three years	s prior to	the effective date of	this app	oraisal.	
	Tax records								
	, , , , , , , , , , , , , , , , , , ,	les or transfers of th	e comparable sales foi	r the year prio	r to the	date of sale of the cor	nparabl	e sale.	
Report the results of the research	Tax records h and analysis of the r	orior sale or transfer l	history of the subject r	property and o	omnara	ble sales (renort additi	ional nri	ior sales on na	age 3).
ITEM		BJECT	COMPARABLE S			OMPARABLE SALE #			RABLE SALE #3
Date of Prior Sale/Transfer	05/02/2005			_				_	
Price of Prior Sale/Transfer	110,000		No Prior Sales			rior Sales		No Prior S	
Data Source(s) Effective Date of Data Source(s)	MLS#25240 see attache		within past 1 yrs see attached ad			n past 1 yrs. attached addend	la l	within pas	<u>t 1 yrs.</u> ned addenda
Analysis of prior sale or transfer					•	en listed or sold			
below.	List Date: 04/2			06/10/200		Sales Price		10,000	
	List Date: 07/0	7/2003	Expired Date: (01/07/200	4	List Price		1,000	
Summary of Sales Comparison A	Approach see at	tached addend	 a.						
,pun.s-0117									
Indicated Value by Sales Compa									
Indicated Value by: Sales Com			Cost Approach (if de			•		(if developed	<u> </u>
The market approach w									
approach wasn't consid	erea. The incom	ie approach wa	is not developed	uue to a l	IACK O	rental/sales da	ıa ior	the marke	ı area.
This appraisal is made 🔀 "as									
completed, \square subject to the	following repairs or a	Iterations on the bas	is of a hypothetical c	ondition that	the repa	irs or alterations have	e been		
following required inspection ba	sea on the extraordina	ary assumption that t	ile condition or deficie	acy does not	require	alleration or repair: [N/A		
Based on a complete visual conditions, and appraiser's (inspection of the in	terior and exterior	areas of the subject	t property, o	defined	scope of work, sta	tement	of assumpti	ons and limiting
conditions, and appraiser's (\$ 149.000 .as of	certification, my (ou 12/1/2006	ır) opinion of the ı which is t .	market value, as det he date of inspectio	fined, of the on and the	real pı effectiv	operty that is the second	subject aisal.	of this repo	ort is

File # 006-12101

The word inspection in this report is in reference to my observation	that was readily appare	rent in the normal course of inspection of	
said property and that were found in the normal course of visually in			
subject, exterior and photo's of the subject.			
OUR IFOT PROPERTY.			
SUBJECT PROPERTY:			
No items of personal property were included in the final value estim	nate of the subject prop	pertv.	
The state of the s			
EFFECTIVE DATE OF DATA SOURCES:			
	41		
The effective date of the data sources used for the sales history of However, they are assumed to be reasonably current and reliable to			
data sources available via our local MLS system and county tax rec			
current data sources available to the appraiser. Furthermore, an ex			able
and that no other prior sales of the subject or comparables exist when			
assumption prove to be false it could have a significant effect on the	e final market vale con	nclusion.	
DATE OF SALE/TIME ADJUSTMENTS:			
DATE OF SALE/TIME ADJUSTMENTS.			
All sales/time dates used for time adjustments within this report are	to be considered close	ed sales with the date utilized being the	
sales date unless noted. The notation abbreviation if the time adjus	tment isn't a sale date	-	
close of escrow. If no abbreviation is used the date is the sale date	9.		
COST APPROACH TO VALUE		<u>e) </u>	
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods f			
Support for the opinion of site value (summary of comparable land sales of other methods i	or estimating site value)		
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	
Source of cost data	DWELLING	Sq.Ft. @ \$ =\$	
Source of cost data Quality rating from cost service Effective date of cost data		Sq.Ft. @ \$ =\$	
Source of cost data	DWELLING	Sq.Ft. @ \$ ==\$ ==\$	
Source of cost data Quality rating from cost service Effective date of cost data		Sq.Ft. @ \$ =\$	
Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport	Sq.Ft. @ \$ = \$ = \$ Sq.Ft. @ \$ = \$	
Source of cost data Quality rating from cost service Effective date of cost data	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ =\$ =\$ \$ \$ \$ \$ \$ \$ \$ \$	
Source of cost data Quality rating from cost service Effective date of cost data	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External est =\$(nents =\$	
Source of cost data Quality rating from cost service Effective date of cost data	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External est =\$(nents =\$)
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External External =\$ nents =\$ nents =\$	
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External nents =\$ ments =\$ APPROACH =\$	
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External nents =\$ ments =\$ APPROACH =\$) roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External nents =\$ nents =\$ APPROACH =\$) roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$	Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External nents =\$ nents =\$ APPROACH =\$	noach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$	Sq.Ft. @ \$ =\$ =\$) roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)?	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac	Sq.Ft. @ \$	roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac	Sq.Ft. @ \$	roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Legal Name of Project Total number of phases Total number of units	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac	Sq.Ft. @ \$ =\$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External =\$(ments =\$ ments =\$ APPROACH =\$ Indicated Value by Income Approach Attached s an attached dwelling unit.) roach
Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Legal Name of Project Total number of phases Total number of units Total number of units for sale	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac HOA and the subject property is Total number of units sold Data source(s)	Sq.Ft. @ \$	roach
Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac HOA and the subject property is	Sq.Ft. @ \$	roach
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Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDs (if applicable) No Unit type(s) Detac HOA and the subject property is Total number of units sold Data source(s)	Sq.Ft. @ \$ =\$	roach
Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDS (if applicable) No Unit type(s) Detact HOA and the subject property is Total number of units sold Data source(s) No If Yes, date of converse	Sq.Ft. @ \$ =\$	roach
Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ FOR PUDS (if applicable) No Unit type(s) Detact HOA and the subject property is Total number of units sold Data source(s) No If Yes, date of converse	Sq.Ft. @ \$ =\$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External =\$(nents =\$ nents =\$ APPROACH =\$ Indicated Value by Income Approached Attached s an attached dwelling unit.	roach
Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem "INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ I FOR PUDs (if applicable) No Unit type(s) Detact HOA and the subject property is Total number of units sold Data source(s) No If Yes, date of convers If No, describe the status of converses	Sq.Ft. @ \$ =\$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External =\$(nents =\$ nents =\$ APPROACH =\$ Indicated Value by Income Approached Attached s an attached dwelling unit.	roach
Source of cost data Quality rating from cost service	Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvem "As-is" Value of Site Improvem "INDICATED VALUE BY COST A E (not required by Fannie Ma = \$ I FOR PUDs (if applicable) No Unit type(s) Detact HOA and the subject property is Total number of units sold Data source(s) No If Yes, date of convers If No, describe the status of converses	Sq.Ft. @ \$ =\$ =\$ Sq.Ft. @ \$ =\$ Sq.Ft. @ \$ =\$ Functional External =\$(nents =\$ nents =\$ APPROACH =\$ Indicated Value by Income Approached Attached s an attached dwelling unit.	roach

File # 006-12101

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

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

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

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

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

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

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

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

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

File # 006-12101

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.

File # 006-12101

- 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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Service Serv	Signature
Name William Seward	Name
Company Name Seward Real Estate Services	Company Name
Company Address P.O. Box 36193, Indianapolis, IN	Company Address
46236-8916	
Telephone Number (317) 823-1777	Telephone Number
Email Address wseward@seward-realestate.com	Email Address
Date of Signature and Report December 08, 2006	Date of Signature
Effective Date of Appraisal 12/1/2006	State Certification #
State Certification #	or State License #
or State License # LR60000337	State
or Other (describe) State #	Expiration Date of Certification or License
State IN	
Expiration Date of Certification or License 6/19/2008	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
7550 Geist Pointe Cir	☐ Did inspect exterior of subject property from street
Indianapolis, IN 46236-9083	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 149,000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name David Reynolds	
Company Name Security Federal Mortgage	COMPARABLE SALES
Company Address 10265 Summerlin Rd., Fishers, IN 46236	☐ Did not inspect exterior of comparable sales from street
	☐ Did inspect exterior of comparable sales from street
Email Address drmortgage@insightbb.com	Date of Inspection
	Date of mopeotion

			U	nito	ım Ke	sidential A	pprais	sai K	eport	File #	006-12101	1
	FEATURE		SUBJECT		COMPARAB	LE SALE #4	CO	MPARABL	E SALE #5		COMPARABL	E SALE #6
	Address 7550 Geist Poir	nte C	Cir	7718	3 Camfield	Court	11618 (Capistra	ino Dr.			
	Indianapolis, Ind	<u>diana</u>			anapolis, Ir	idiana			46236-8844			
	Proximity to Subject				ocks NW	_	11 block	s NW				
		\$	Refinance			\$ 137,750			\$ 159,000			\$
		\$	sq.ft.		97.01 sq.ft		\$ 97.	01 sq.ft.		\$	sq.ft.	
	Data Source(s)			MLS	#2630298		MLS#26	315207				
	Verification Source(s)				rior Inspec		Exterior	Inspec	tion			
	VALUE ADJUSTMENTS	DI	ESCRIPTION	DE	SCRIPTION	+(-) \$ Adjustment	DESCRI	PTION	+(-) \$ Adjustment	DE	SCRIPTION	+(-) \$ Adjustment
	Sales or Financing			InsC	onvention		InsConv	entionl				
	Concessions			None	е		None					
	Date of Sale/Time			05/2	2/2006		06/06/2	006				
E	Location	Sub	urban	Subi	urban		Suburba	an				
ROACH	Leasehold/Fee Simple	Fee	Simple	Fee	Simple		Fee Sin	nple				
2	Site				03 S.F.		8,568 S		+3,600			
ሻሻ	View				idential		Resider		,			
₹ 2	Design (Style)	Rar		Ran			Ranch					
Š	Quality of Construction	_			posite/A		BrickWo	od/Avo				
Ÿ	Actual Age	17 \		9 Yr:		-800	18 Yrs.	<i>500,711</i> ,	+100			
1	Condition	_		Aver		000	Average	<u> </u>	1100			
ູ້ຣີ	Above Grade		Bdrms. Baths		Bdrms. Baths			ns. Baths		Total	Bdrms. Baths	
	Room Count	5	3 2	6	3 2		8 3			Total	Burno. Buno	
LES	Gross Living Area		1,451 sq.ft.		1,420 sq.ft	+300		39 sq.ft.	-1,700		sq.ft.	
á	Basement & Finished	Nor		None		. 1300	None	JJ JY.II.	-1,700		oy.ii.	
	Rooms Below Grade	N/A		N/A	C		N/A					
				Aver	rane		Average	<u> </u>				
	Heating/Cooling				<u>rage</u> √Central		EHP/Ce					
	Energy Efficient Items	_	d Insulation									
	• •				<u>ı insulation</u> ar Att.		Stnd Ins 2 Car A					
	Porch/Patio/Deck								4 000			
					Porch	+	Cov Por		-1,000			
	Kitchen	_	drd Kitchen			1	Stndrd I					
	Fireplace	1 - 1	Fireplace	1 - F	ireplace		1 - Firep	nace				
	Net Adjustment (Total)				+ 🛛 -	¢ 2.500	N .	$\overline{}$	f 4.000		. 🗆	<u>ф</u>
	Net Adjustment (Total)			Not Ac		\$ -2,500	Net Adi	0.0 %	\$ 1,000			\$
	Adjusted Sale Price			Net Ac			Net Adj.	0.6 %		Net Ac		•
	of Comparables			Gross								
	Report the results of the research	n and										
	ITEM		011						MADADADIE OALE #	-	O O M D A D	
	ITEM			BJECT		COMPARABLE SA	LE # 4	00)MPARABLE SALE # !	5	COMPAR	ABLE SALE # 6
	Date of Prior Sale/Transfer		05/02/2005				LE # 4			5	COMPARA	ABLE SALE # 6
KY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer		05/02/2005 110,000			No Prior Sales	•	No P	rior Sales	5	COMPARA	ABLE SALE # 6
IORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		05/02/2005 110,000 MLS#25240	099		No Prior Sales within past 1 yrs		No P	rior Sales n past 1 yr.		COMPARA	ABLE SALE # 6
HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)		05/02/2005 110,000 MLS#25240 see attache	099 ed ad	denda	No Prior Sales within past 1 yrs see attached ad		No P	rior Sales		COMPARA	ABLE SALE # 6
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File No. 006 12101

Supplemental Addendum

			TIIU	110, 000-12 10 1
Borrower/Client	Samantha Glynn			
Property Address	7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgag	<u>e</u>		

• Intended User

The Intended User of this appraisal report is the Lender/Client. The Intended User is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Additional Features

The subject was originally purchased as a HUD home in an "as-is" condition. Since the time of purchase the home has gone thru some repairs such as repairing roof (original had leaks), entire interior has been painted, interior doors replaced and upgraded, overhead lighting replaced and upgraded, replaced and upgraded the vanities in the bathrooms, vinyl floor in bathrooms has been replaced and upgraded to ceramic, plus the kitchen countertop has been replaced.

• Sales Comparison Comments

A thorough search was made for the most recent sales of homes as similar to the subject as possible in amenities and functional utility. All four comparables are located in the same market area as that of the subject and have access to the same facilities as does the subject. All four comparables are similar to the subject in quality of construction, age, style, bedroom count, GLA, without basements and functional utility.

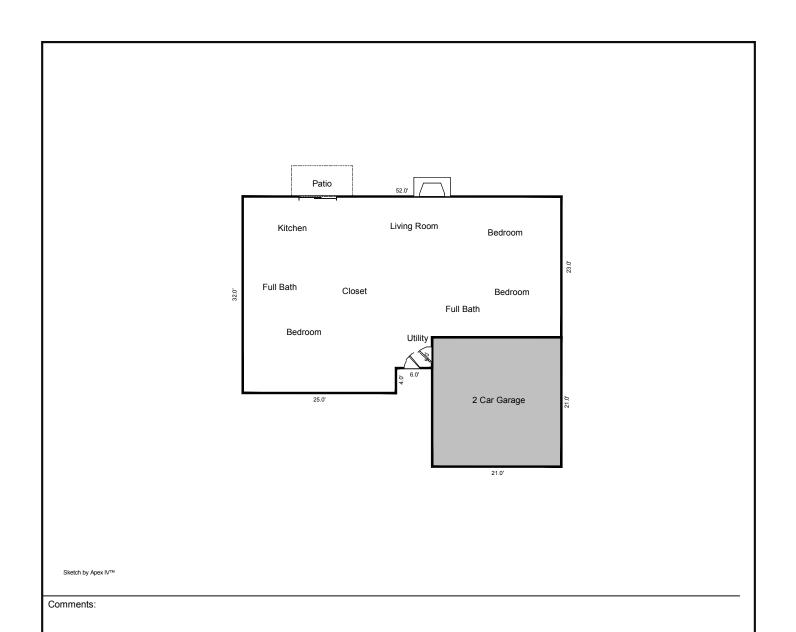
Although comparables #1, #3 and #4 exceeded the 6 months guideline, they were selected over recent sales which were either not functionally similar or outside the subject market area. No adjustment was deemed necessary.

Comparable #4 is being provided to be able to bracket the GLA.

All four comparables were considered into the correlation to value but it was felt the value would fall into a range closest to comparable #1 and comparable #2. Comparable #1 had the lowest net and gross adjustments with comparable #2 being the closest in GLA.

Building Sketch (Page - 1)

Borrower/Client	Samantha Glynn			
Property Address	7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			

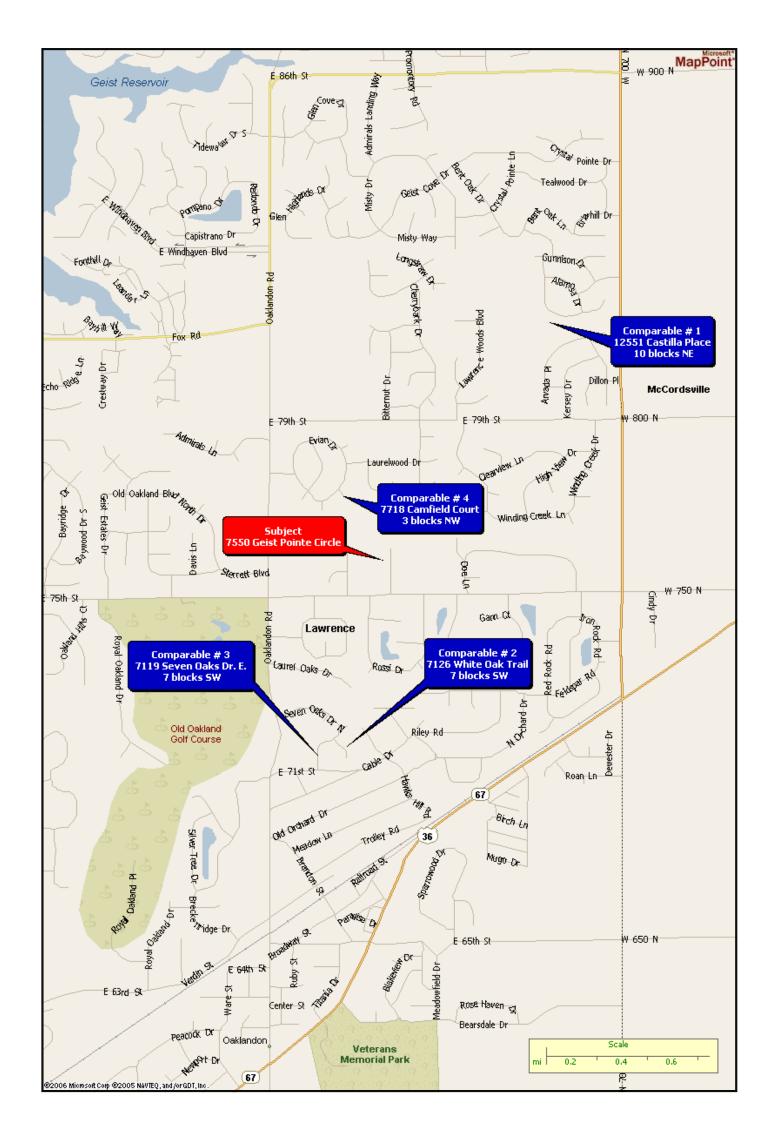


	AREA	CALCULATIONS	SUMMARY	
Code	Description		Net Size	Net Totals
GLA1	First Flo	oor	1451.0	1451.0
P/P GAR	Porch Garage		50.0 441.0	50.0 441.0
GAR	Garage		441.0	441.0
Net	LIVABLE A	rea	(Rounded)	1451

LIVING AREA BREAKDOWN					
	Breakdown			Subtotals	
First Flo					
	28.0			868.0	
	4.0 : 21.0 :			100.0 483.0	
_	-1.0		23.0	403.0	
3 Items			(Rounded)	1451	

Location Map

Borrower/Client	Samantha Glynn			
Property Address	7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			



Subject Photo Page

Borrower/Clie	ent Samantha Glynn			
Property Add	ress 7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			



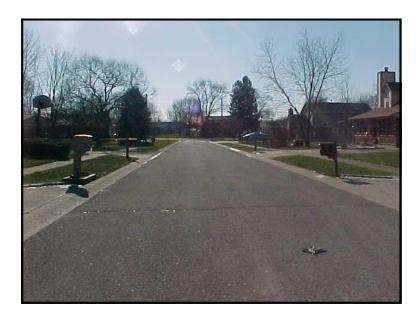
Front

7550 Geist Pointe Cir
Sales Price Refinance
Gross Living Area 1,451
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2

Location Suburban
View Residential
Site 15,681 S.F.
Quality StoneWood/A
Age 17 Yrs.



Rear



Street

Comparable Photo Page

Borrower/Clie	nt Samantha Glynn			
Property Addr	ess 7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			



Front 1

12551 Castilla Place

 Prox. to Subject
 10 blocks NE

 Sale Price
 157,500

 Gross Living Area
 1,528

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 2

Location Suburban
View Residential
Site 13,939 S.F.
Quality BrickVinyl/Avg

Age 5 Yrs.



Front 2

7126 White Oak Trail

 Prox. to Subject
 7 blocks SW

 Sale Price
 145,500

 Gross Living Area
 1,488

 Total Rooms
 7

 Total Bedrooms
 3

 Total Bathrooms
 2

Location Suburban
View Residential
Site 9,583 S.F.
Quality BrickVinyl/Avg

Age 7 Yrs.



Front3

7119 Seven Oaks Dr. E.

Prox. to Subject 7 blocks SW Sale Price 144,900 Gross Living Area Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2

Location Suburban
View Residential
Site 11,325 S.F.
Quality BrickVinyl/Avg

Age 17 Yrs.

Comparable Photo Page

Borrower/Clie	nt Samantha Glynn			
Property Addr	ess 7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			



Comparable 4

7718 Camfield Court

 Prox. to Subject
 2 blocks NW

 Sales Price
 137,750

 Gross Living Area
 1,420

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 2

Location Suburban
View Residential
Site 13,503 S.F.
Quality Composite/A

Age 9 Yrs.



Comparable 5

11618 Capistrano Dr.

Prox. to Subject 11 blocks NW Sales Price 159,000 Gross Living Area Total Rooms 8 Total Bedrooms 2

Location Suburban
View Residential
Site 8,568 S.F.
Quality BrickWood/Avg

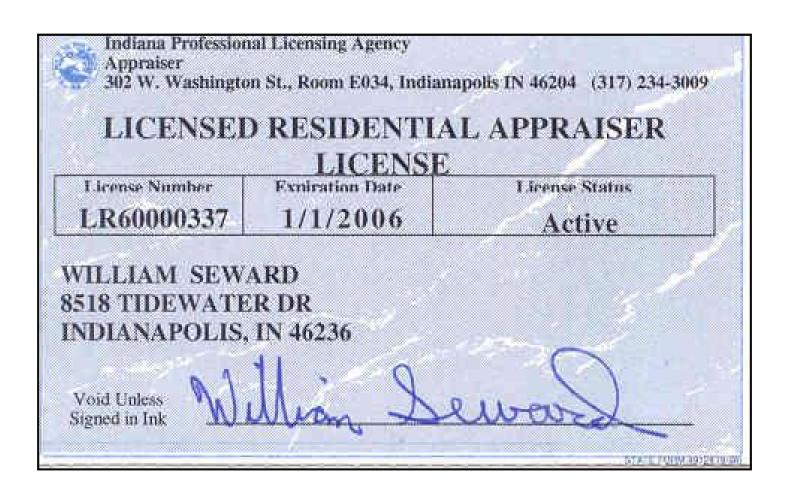
Age 18 Yrs.

Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

License

Borrower/Client	Samantha Glynn			
Property Address	7550 Geist Pointe Cir			
City	Indianapolis	County Marion	State IN	Zip Code 46236-9083
Lender	Security Federal Mortgage			



Location Map

Borrower/Client	Samantha Glynn					
Property Address	7550 Geist Pointe Cir					
City	Indianapolis	County	Marion	State IN	Zip Code	46236-9083
Lender	Security Federal Mortgage					

