

***** INVOICE *****

File Number: CHIAVACCI3

January 28, 2013

First National Community Bank
102 E. Drinker Street
Dunmore, PA 18512

Borrower : Eugene J & Debra A Chiavacci

Invoice # : 793599
Order Date : 01/10/2013
Reference/Case # : 793599
PO Number :

Property located at:

1000 Chapin Drive
Clarks Summit, PA 18411

Full Appraisal	\$	325.00
	\$	-----
Invoice Total	\$	325.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	325.00

Terms: Due upon receipt

Please Make Check Payable To:

United One Resources, Inc.

Fed. I.D. #:

Attention
Appraisal Department

APPRAISAL OF



Single Family Dwelling

LOCATED AT:

1000 Chapin Drive
Clarks Summit, PA 18411

FOR:

First National Community Bank
102 E. Drinker Street
Dunmore, PA 18512

BORROWER:

Eugene J & Debra A Chiavacci

AS OF:

January 21, 2013

BY:

Janell Solinski
RL139781

January 28, 2013

No AMC
First National Community Bank
102 E. Drinker Street
Dunmore, PA 18512

File Number: CHIAVACCI3

To whom it may concern:

In accordance with your request, I have appraised the real property at:

1000 Chapin Drive
Clarks Summit, PA 18411

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of January 21, 2013 is:

\$612,000
Six Hundred Twelve Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely,



Janell Solinski
RL139781
PA Certified Residential Real Estate Appraiser

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

Property Address	1000 Chapin Drive	City	Clarks Summit	State	PA	Zip Code	18411
Borrower	Eugene J & Debra A Chiavacci	Owner of Public Record	Eugene J & Debra T Chiavacci	County	Lackawanna		
Legal Description	Deed Book R05 / Page 02977						
Assessor's Parcel #	0790402000201	Tax Year	2012	R.E. Taxes \$	10,228		
Neighborhood Name	Glenburn Township	Map Reference	0790402000201	Census Tract	1103		
Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	<input type="checkbox"/> Other (describe)				
Assignment Type	<input type="checkbox"/> Purchase Transaction	<input checked="" type="checkbox"/> Refinance Transaction	<input type="checkbox"/> Other (describe)				
Lender/Client	First National Community Bank	Address	102 E. Drinker Street, Dunmore, PA 18512				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). As per MLS records the subject has not been offered for sale within the prior twelve months.							

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid.

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	80 Low	0	Multi-Family	%
Neighborhood Boundaries	Route 107 to the North, Interstate 81 to the East, Ransom Road to the South, Route 92 to the West.			650 High	100	Commercial	%
Neighborhood Description	THE SUBJECT IS LOCATED IN AN AREA WITH A MIXTURE OF STYLE, VINTAGE, AND QUALITY HOUSES WITH LARGE PARCELS OF LAND MIXED IN WHICH IS TYPICAL IN THIS AREA. SCHOOLS, SHOPPING, SERVICES, AND OTHER FACILITIES ARE LOCATED WITHIN A SHORT DRIVING DISTANCE . TRAFFIC FLOW IS MODERATE AND APPEAL WAS CONSIDERED AVERAGE.			175 Pred.	35	Other VAC	40 %
Market Conditions (including support for the above conclusions)	See comments on the 1004MC						

Dimensions	See attached deed	Area	2.17 ac	Shape	irregular/typical	View	N;Res;Woods
Specific Zoning Classification	R-1A	Zoning Description	Low Density				
Zoning Compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	none	Sanitary Sewer	<input type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	421754 0005 A	FEMA Map Date	11/02/1990
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. Except for normal utility service to the subject property and as may be contained in prior deeds in the chain of title. On site wells and septic systems are common and typical for the area and do not affect the market value or future marketability of the subject property.							

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	materials/condition	INTERIOR	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	c.block/avg	Floors	ct/hw/ww/avg
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	brick/stc/wd/avg	Walls	plaster/avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 2472 sq. ft.	Roof Surface	comp shingle/avg	Trim/Finish	wood/avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 100 %	Gutters & Downspouts	aluminum/avg	Bath Floor	ct/marble/avg
Design (Style) colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	csmnt-wd/avg	Bath Wainscot	ct/marble/avg
Year Built 1983	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	yes/yes/avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	yes/avg	<input checked="" type="checkbox"/> Driveway	# of Cars 6
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	blacktop
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel lpg	<input checked="" type="checkbox"/> Fireplace(s) # 4	<input checked="" type="checkbox"/> Fence @rear	<input checked="" type="checkbox"/> Garage	# of Cars 5
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 1	<input checked="" type="checkbox"/> Porch 1	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool heated	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 10 Rooms 3 Bedrooms 2.1 Bath(s) 4,773 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). none noted					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject is in average general condition with no items of repair noted. The subject has a security system, sprinkler system and central vac. The recreational room has a wet bar with granite tile tops and custom built-in cabinets, the den and family room also has custom built in shelves. The property has crown molding throughout the house and the Kitchen has a fireplace and a center island with seating. The master Bathroom was gutted and remodeled 5 years ago with a walk-in marble shower, fireplace and < continued in addendum >					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. THERE APPEARED TO BE NO ADVERSE CONDITIONS AT THE TIME OF THE INSPECTION. THE APPRAISER IS NOT A TRAINED HOME INSPECTOR AND THEREFORE WOULD NOT BE AWARE OF ANY CONDITIONS THAT WERE NOT READILY VISIBLE.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.					

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SALES COMPARISON APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0 .													
There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 522,500 to \$ 595,000 .													
FEATURE		SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
1000 Chapin Drive					104 Chapin Lane			1003 Fairfield Circle			2 Chatham Hill Circle		
Address		Clarks Summit, PA 18411			Dalton, PA 18414			Clarks Summit, PA 18411			South Abington, PA 18411		
Proximity to Subject					2.35 miles N			2.67 miles ESE			3.14 miles SSE		
Sale Price		\$						\$			595,000		
Sale Price/Gross Liv. Area		\$			0.00 sq. ft.			\$			160.81 sq. ft.		
Data Source(s)					SCR-MLS #12-4631;DOM 13			SCR-MLS #12-3577;DOM 19			SCR-MLS #12-2417;DOM 67		
Verification Source(s)					Courthouse Records			Courthouse Records			Courthouse Records		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION		
Sale or Financing					ArmLth						ArmLth		
Concessions					VA;0						Conv;0		
Date of Sale/Time					s12/12;c10/12						s08/12;c07/12		
Location		N;Res;			N;Res;						N;Res;		
Leasehold/Fee Simple		Fee Simple			Fee Simple						Fee Simple		
Site		2.17 ac			7.08 ac			-10,000			19166 sf		
View		N;Res;Woods			N;Res;Woods						N;Res;Woods		
Design (Style)		colonial			colonial						colonial		
Quality of Construction		Q3			Q3						Q3		
Actual Age		30			24			0			18		
Condition		C3			C3						C3		
Above Grade		Total Bdrms Baths			Total Bdrms Baths						Total Bdrms Baths		
Room Count		10 3 2.1			13 5 3.1			-2,500			10 4 3.2		
Gross Living Area 15		4,773 sq. ft.			3,700 sq. ft.			16,095			4,155 sq. ft.		
Basement & Finished		2472sf2472sfwu			0sf			15,000			0		
Rooms Below Grade		1rr0br0.1ba2o						24,720			0rr0br0.0ba1o		
Functional Utility		average			average						average		
Heating/Cooling		lpg fwa/cac			oil bb/cac			0			gas / cac		
Energy Efficient Items		typical			typical						typical		
Garage/Carport		2 att / 3 det			2 att / 2 det			2,000			3 att		
Porch/Patio/Deck		porch, patio			deck, patio			0			pch, deck, pto		
		4 F/P			1 F/P			6,000			1 F/P		
		Fence,Pool			Fence,Pool						Fence,Pool		
		none			none						none		
Net Adjustment (Total)					[X] + [] -			\$ 51,315			[X] + [] -		
Adjusted Sale Price					Net Adj. 8.6%						Net Adj. 6.5%		
of Comparables					Gross Adj. 12.8%			\$ 646,315			Gross Adj. 7.9%		

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) Courthouse Records
My research [] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) Courthouse Records

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Courthouse	Courthouse	Courthouse	Courthouse
Effective Date of Data Source(s)	01/14/2013	01/28/2013	01/28/2013	01/28/2013

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property did not transfer within the past three years as per courthouse records. None of the sales have transferred within one year of their date of sale.

Summary of Sales Comparison Approach. Due to the density of the area and the diversity of housing it was necessary to consider sales over one mile. It is not uncommon for sales to be over one mile in this market area. This condition does not affect the market value or future marketability of the subject property. After researching the subjects market area and reviewing other sold properties the sales used are believed to be the most similar to the extent possible and are the best available indicators of the subjects current market value. Lots were adjusted based on selling price and not necessarily on size.

Indicated Value by Sales Comparison Approach \$ 612,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$612,000	Cost Approach (if developed) \$ 0	Income Approach (if developed) \$
THE SALES COMPARISON APPROACH WAS RELIED UPON THE MOST BECAUSE IT IS THE BEST INDICATOR OF MARKET VALUE. THE INCOME APPROACH WAS NOT CONSIDERED DUE TO THE LACK OF RENTAL DATA ON SINGLE FAMILY HOUSING. THE COST APPROACH WAS NOT CONSIDERED DUE TO THE AGE OF THE SUBJECT.		
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:		
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 \$ 612,000 as of 01/21/2013 , which is the date of inspection and the effective date of this appraisal.		

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ADDITIONAL COMMENTS

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR 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.

THE FINAL VALUE ESTIMATE OF THE SUBJECT PROPERTY DOES NOT REPRESENT THE PREDOMINANT VALUE FOR RESIDENTIAL PROPERTIES IN THIS MARKET AREA, AS SHOWN ON PAGE ONE OF THE REPORT. THE SUBJECT PROPERTY IS WITHIN THE STATED PRICE RANGE FOR HOMES IN THIS AREA AND THE FACT THAT THE SUBJECT PROPERTY DOES NOT REPRESENT THE PREDOMINANT VALUE HAS NO ADVERSE EFFECT ON THE SUBJECTS VALUE OR MARKETABILITY.

ALTHOUGH THE PERCENTAGE DIFFERENCE BETWEEN THE PRICE PER SQUARE FOOT FOR GROSS LIVING AREA EXCEEDS THE USUAL 10% GUIDELINE, THE SALES CONSIDERED ARE BELIEVED TO BE THE BEST SUITED FOR COMPARISON. THIS CONDITION DOES NOT AFFECT THE MARKET VALUE OR FUTURE MARKETABILITY OF THE PROPERTY.

THE MAP NUMBER AND THE ASSESSORS PARCEL NUMBER WERE OBTAINED FROM COURTHOUSE RECORDS AND ARE CORRECT AS STATED.

I CERTIFY, AS THE APPRAISER, THAT I HAVE NOT APPRAISED OR PROVIDED A PREVIOUS VALUATION SERVICE ON THE SUBJECT PROPERTY WITHIN THE THREE YEARS PRIOR TO THIS ASSIGNMENT AND HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

THE APPRAISER HAS PERFORMED APPRAISALS IN THE SUBJECTS MARKETING AREA AND HAS ACCESS TO ALL NECESSARY MLS DATA AND COURTHOUSE RECORDS AND IS COMPETENT TO PERFORM APPRAISALS IN THIS AREA.

AN ATTEMPT WAS MADE TO FIND SALES THAT ARE WITHIN 20% OF THE SUBJECTS GROSS LIVING AREA. DUE TO THE LACK OF SALES IT WAS NECESSARY TO CONSIDER SALES SMALLER THAN 20% OF THE SUBJECTS GROSS LIVING AREA. THIS CONDITION DOES NOT AFFECT THE MARKET VALUE OR FUTURE MARKETABILITY OF THE SUBJECT PROPERTY.

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)

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$		
Source of cost data			Dwelling	Sq. Ft. @ \$ = \$
Quality rating from cost service			Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
			Garage/Carport	Sq. Ft. @ \$ = \$
			Total Estimate of Cost-New = \$		
			Less 72 Physical	Functional	External
			Depreciation		= \$ ()
			Depreciated Cost of Improvements = \$		
			"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)			52 Years	INDICATED VALUE BY COST APPROACH = \$	

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
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.

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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.
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).

Uniform Residential Appraisal Report

793599
File No. CHIAVACCI3

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

APPRAISER

Signature Janelle Solinski
Name Janelle Solinski
Company Name United One Resources, Inc.
Company Address 270 North Sherman Street
Wilkes-Barre, PA 18702
Telephone Number 570-824-7811
Email Address jsolinski@unitedoneresources.com
Date of Signature and Report 01/28/2013
Effective Date of Appraisal 01/21/2013
State Certification # RL139781
or State License # _____
or Other (describe) _____ State # _____
State PA
Expiration Date of Certification or License 06/30/2013

ADDRESS OF PROPERTY APPRAISED
1000 Chapin Drive
Clarks Summit, PA 18411

APPRAISED VALUE OF SUBJECT PROPERTY \$ 612,000

LENDER/CLIENT
Name No AMC
Company Name First National Community Bank
Company Address 102 E. Drinker Street
Dunmore, PA 18512
Email Address Diane.Harchar@FNCB.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

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 the 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 any 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 finishes 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.
- 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.
- 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.
- 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.
- 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.

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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 generally of high or very 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 or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

Remodeled

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

793599
File No. CHIAVACCI3

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	Mtn	Mountain View	View
AdjPrk	Adjacent to Park	Location	N	Neutral	Location & View
AdjPwr	Adjacent to Power Lines	Location	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
A	Adverse	Location & View	BsyRd	Busy Road	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions	o	Other	Basement & Finished Rooms Below Grade
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	Prk	Park View	View
br	Bedroom	Basement & Finished Rooms Below Grade	Pstrl	Pastoral View	View
B	Beneficial	Location & View	PwrLn	Power Lines	View
Cash	Cash	Sale or Financing Concessions	PubTrn	Public Transportation	Location
CtySky	City View Skyline View	View	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
CtyStr	City Street View	View	Relo	Relocation Sale	Sale or Financing Concessions
Comm	Commercial Influence	Location	REO	REO Sale	Sale or Financing Concessions
c	Contracted Date	Date of Sale/Time	Res	Residential	Location & View
Conv	Conventional	Sale or Financing Concessions	RH	USDA –Rural Housing	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
DOM	Days On Market	Data Sources	Short	Short Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time	sf	Square Feet	Area, Site, Basement
Estate	Estate Sale	Sale or Financing Concessions	sqm	Square Meters	Area, Site, Basement
FHA	Federal Housing Authority	Sale or Financing Concessions	Unk	Unknown	Date of Sale/Time
GlfCse	Golf Course	Location	VA	Veterans Administration	Sale or Financing Concessions
Glfvw	Golf Course View	View	w	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
in	Interior Only Stairs	Basement & Finished Rooms Below Grade	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location	WtrFr	Water Frontage	Location
LtdSght	Limited Sight	View	Wtr	Water View	View
Listing	Listing	Sale or Financing Concessions	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

ADDENDUM

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		

Condition of the Property

Continued from Condition of the Property: whirlpool tub. The basement is finished and the den has custom built in shelves. The pool is heated and the detached garage is also heated and has a 1/2 bath.

Market Conditions Addendum to the Appraisal Report

793599
File No. CHIAVACCI3

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1000 Chapin Drive City Clarks Summit State PA Zip Code 18411
Borrower Eugene J & Debra A Chiavacci

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

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	2	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.00	0.67	0.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	0	548,750	595,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	0	43	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0.00%	95.00%	99.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
CONDO FEE CONCESSIONS AND OPTIONS ARE NOT PREVALENT IN THIS MARKETING AREA. NONE OF THE SALES HAD SELLER CONCESSIONS.

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

Cite data sources for above information. MLS RECORDS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
ALTHOUGH INTEREST RATES ARE FAVORABLE AT THIS TIME, DEMAND FOR HOUSING HAS SHOWN A SLIGHT SLOW DOWN OVER PREVIOUS TIME PERIODS. THE MARKET AREA WHERE THE SUBJECT PROPERTY IS LOCATED IS A STABLE MARKET WITH ONLY SLIGHT FLUCTUATIONS IN THE NUMBER OF SALES AND OVERALL SALES PRICES. BASED ON CURRENT ECONOMIC FACTORS, THE PRESENT CONDITION OF THE PROPERTY AND OTHER HISTORICAL DATA A REASONABLE EXPOSURE TIME WOULD BE 3-6 MONTHS IF PRICED COMPETITIVELY. THE SHADED AREAS CONTAIN 0 SINCE THE DATA IS UNRELIABLE OR UNAVAILABLE.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following:				Project Name:		
Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Are foreclosure sales (REO sales) a factor in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.						

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER

Signature Janelle Solinski
Name Janelle Solinski
Company Name United One Resources, Inc.
Company Address 270 North Sherman Street
Wilkes-Barre, PA 18702
State License/Certification # RL139781 State PA
Email Address jsolinski@unitedoneresources.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 21, 2013
Appraised Value: \$ 612,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



Kitchen

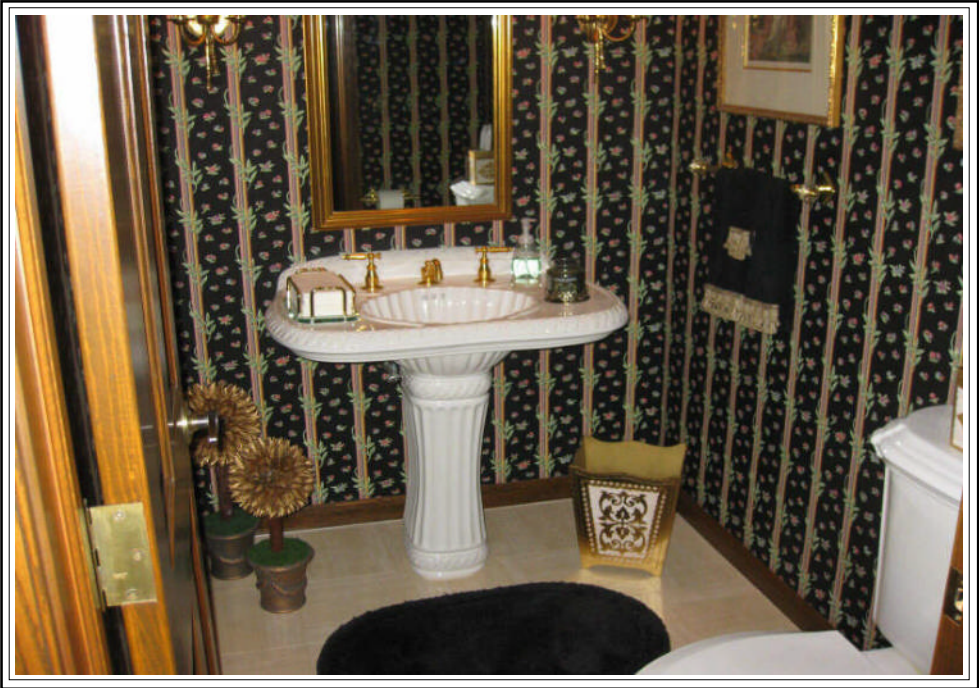
Comment:



Living Area

Description:

Comment:



Bathroom

Description:

Half Bath

Comment:

BATHROOM PHOTOS

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



Basement Bath

Comment:



Full Bath

Comment:



Master Bath

Comment:

INTERIOR PHOTOS

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



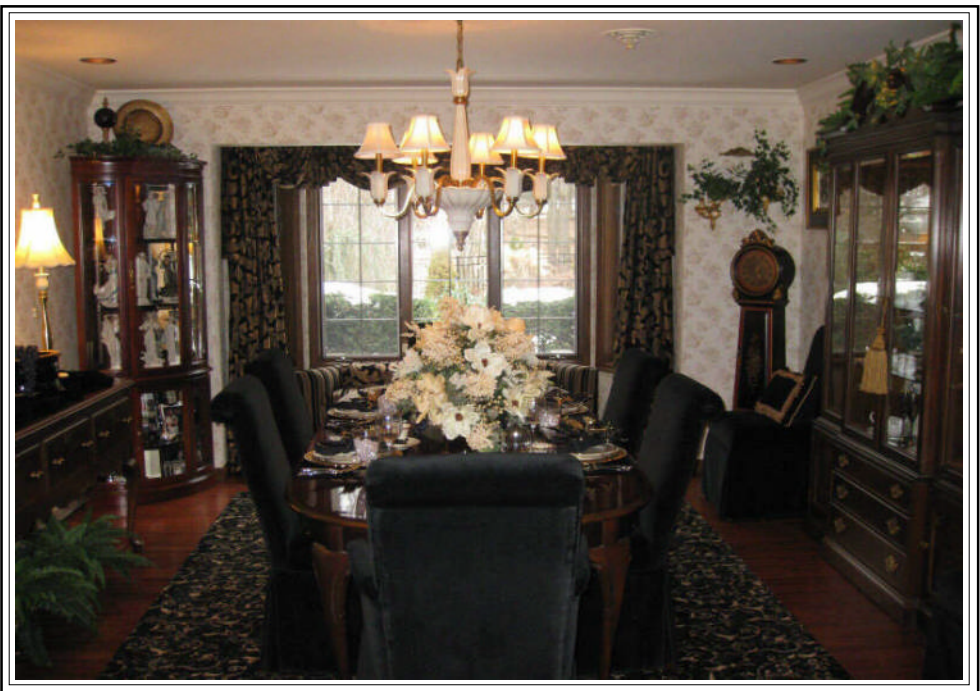
Recreation Room

Comment:



Family Room

Comment:



Dining Room

Comment:

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



COMPARABLE SALE #1

104 Chapin Lane
Dalton, PA 18414
Sale Date: s12/12;c10/12
Sale Price: \$ 595,000



COMPARABLE SALE #2

1003 Fairfield Circle
Clarks Summit, PA 18411
Sale Date: s09/12;c08/12
Sale Price: \$ 575,000



COMPARABLE SALE #3

2 Chatham Hill Circle
South Abington, PA 18411
Sale Date: s08/12;c07/12
Sale Price: \$ 522,500

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



Den

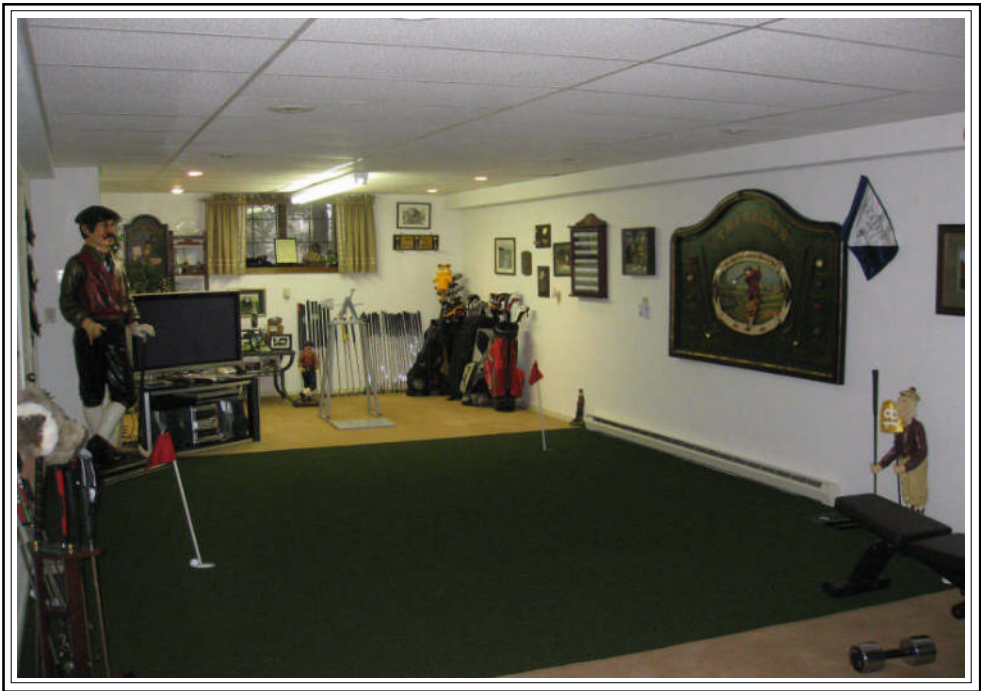


Second Floor Den



Basement
Family Room

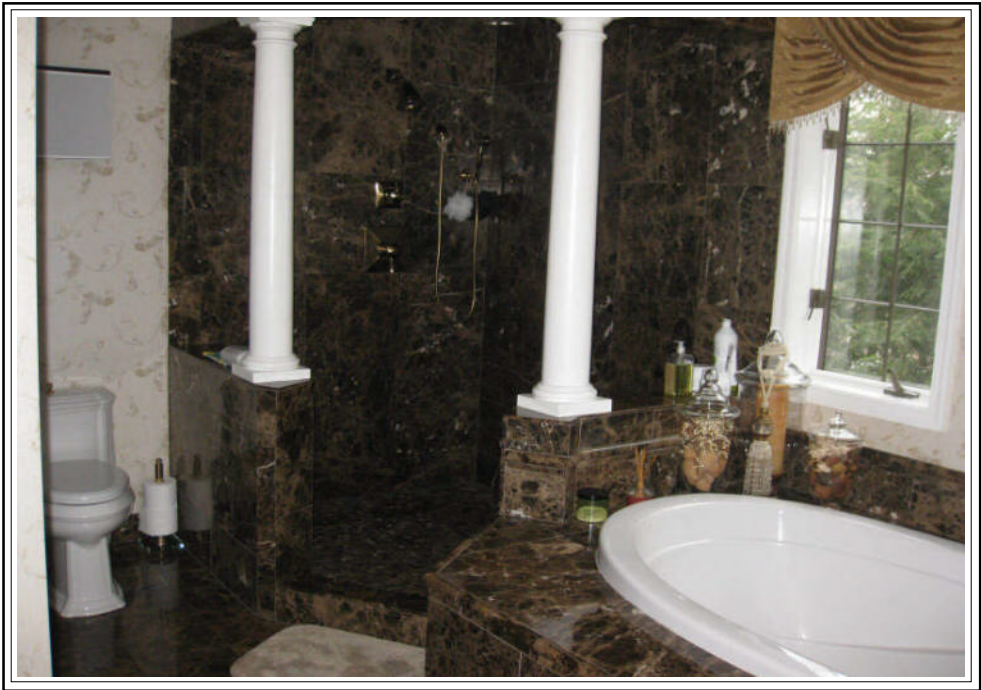
Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
Lender: First National Community Bank		



Basement
Recreational Room



Basement
Den



Alternate View of Master Bath

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3
Property Address: 1000 Chapin Drive		Case No.: 793599
City: Clarks Summit	State: PA	Zip: 18411
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Detached Garage



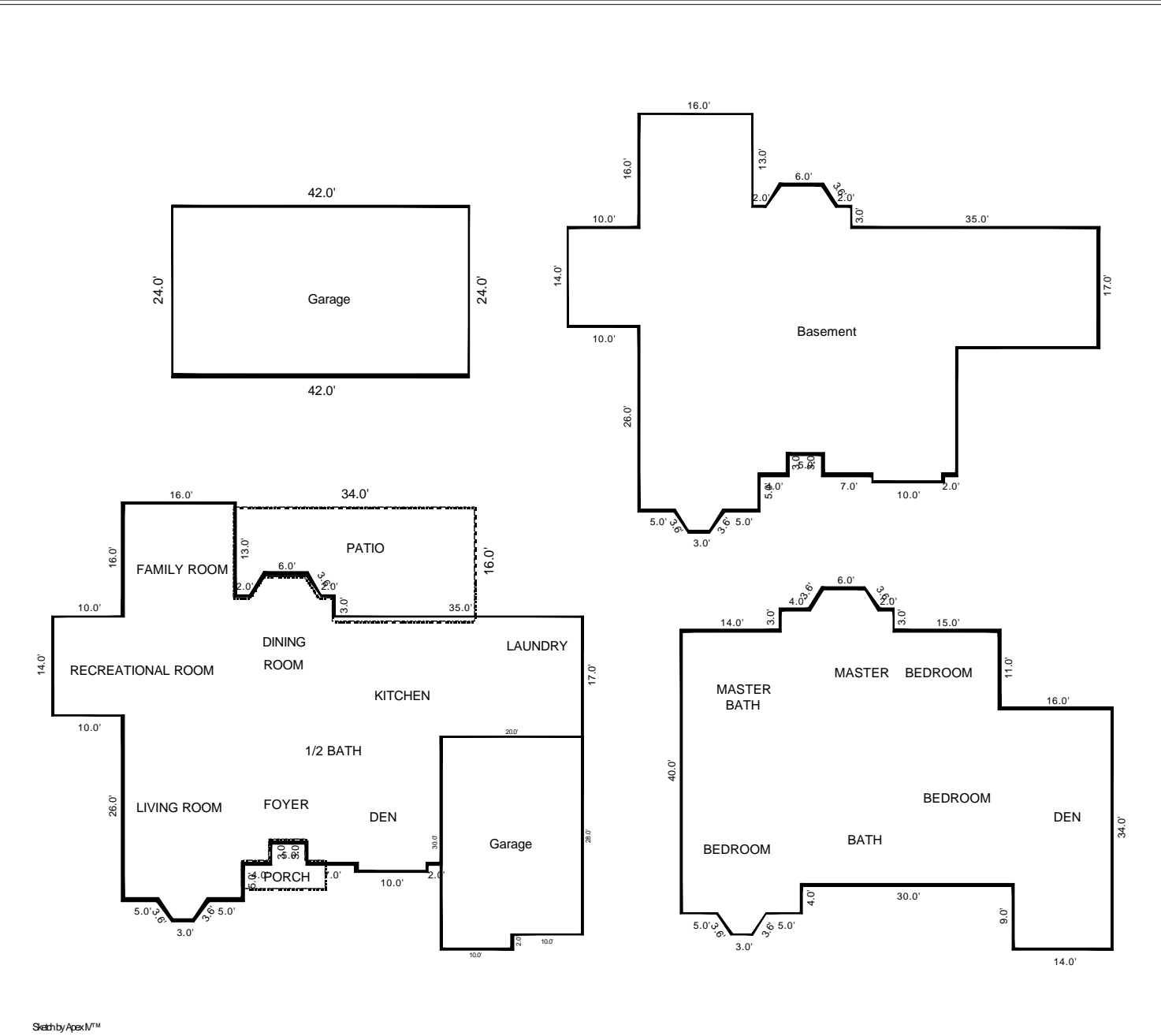
Side view



Pool

FLOORPLAN SKETCH

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3	
Property Address: 1000 Chapin Drive		Case No.: 793599	
City: Clarks Summit		State: PA	Zip: 18411
Lender: First National Community Bank			



Sketchy Apex N/™

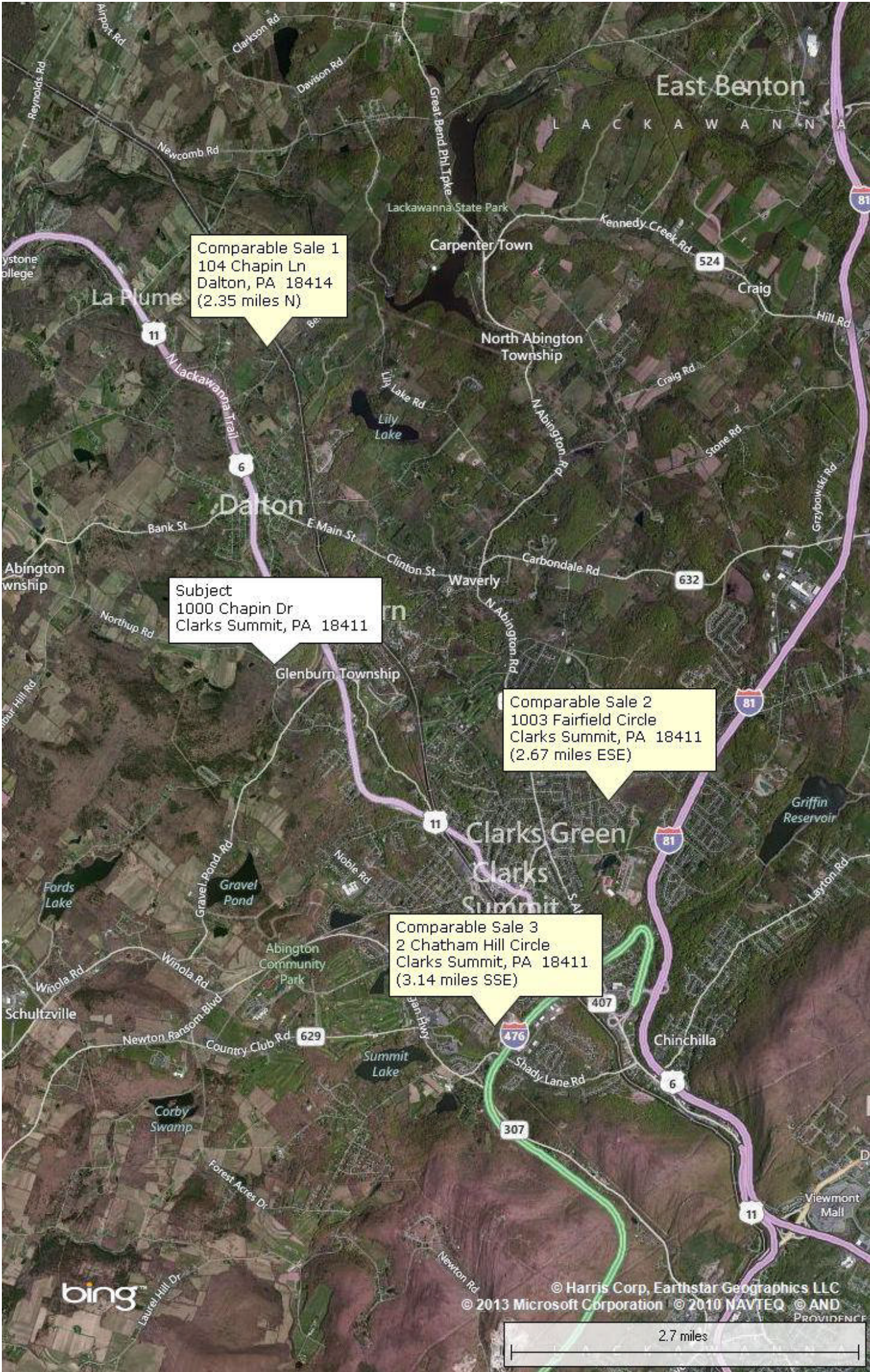
Comments:

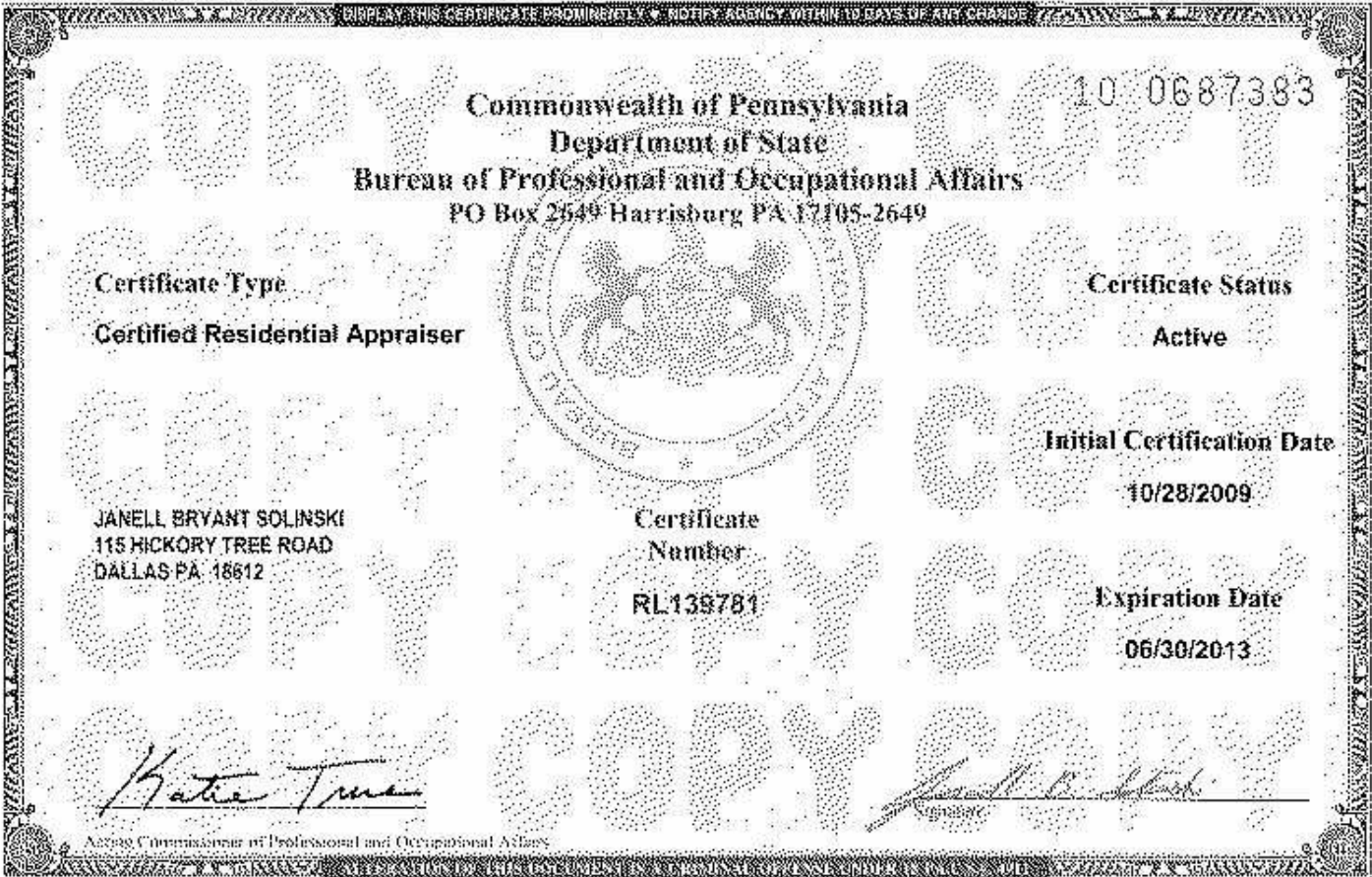
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2472.00	2472.00
GLA2	Second Floor	2301.00	2301.00
BSMT	Basement	2472.00	2472.00
P/P	Porch	63.00	
	patio	478.00	541.00
GAR	Garage	580.00	
	Garage	1008.00	1588.00
TOTAL LIVABLE (rounded)			4773

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	1.0	x 10.0	10.00
	10.0	x 14.0	140.00
	3.0	x 38.0	114.00
	5.0	x 35.0	175.00
0.5	x 2.0	x 3.0	3.00
	3.0	x 6.0	18.00
	12.0	x 43.0	516.00
	1.0	x 38.0	38.00
	3.0	x 3.0	9.00
0.5	x 2.0	x 3.0	3.00
0.5	x 2.0	x 3.0	3.00
	11.0	x 13.0	143.00
	5.0	x 56.0	280.00
	17.0	x 39.0	663.00
	3.0	x 4.0	12.00
16 unlisted calculations			2646.00
31 Calculations Total (rounded)			4773

LOCATION MAP

Borrower: Eugene J & Debra A Chiavacci		File No.: CHIAVACCI3	
Property Address: 1000 Chapin Drive		Case No.: 793599	
City: Clarks Summit		State: PA	Zip: 18411
Lender: First National Community Bank			





Borrower: Eugene J & Debra A Chiavacci

File No.: CHIAVACCI3

Property Address: 1000 Chapin Drive

Case No.: 793599

City: Clarks Summit

State: PA

Zip: 18411

Lender: First National Community Bank

LACKAWANNA COUNTY
CERTIFIED PROPERTY IDENTIFICATION

MUNI: 16
PIN: 07904 020 0020/
USE: 101 ASSESS VAL: 58000
DATE: 2205 16
10 CLERK

THIS DEED

This Deed, made the 31st day of January, 2005,

Between EUGENE J. CHIAVACCI, of the Township of Glenburn, County of Lackawanna and Commonwealth of Pennsylvania, hereinafter referred to as "GRANTOR."

and

EUGENE J. CHIAVACCI and DEBRA TRAVIS CHIAVACCI, His Wife, of the Township of Glenburn, County of Lackawanna, and Commonwealth of Pennsylvania, hereinafter referred to as "GRANTEES."

WITNESSETH, that for and in consideration of the sum of One and 00/100ths (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the said Grantees, their heirs, successors and assigns.

ALL that certain parcel of land lying and situate in the Township of Glenburn, County of Lackawanna and Commonwealth of Pennsylvania, more specifically herein describe as follows:

BEGINNING at a corner in the center of Northup Road, Legislative Route #35043, said corner being the intersection of the centerline of Northup Road with the northeasterly sideline of Chapin Drive extended;

THENCE along the center of Northup Road in a North 42° 00' West direction for a distance of 100.56 feet to a corner;

THENCE along the center of Northup Road in a North 49° 00' West direction for a distance of 168.00 feet to a corner;

THENCE along a line of lands common to Moffatt in a North 50° 30' East direction for a distance of 344 feet to a corner;

THENCE along a line of lands common to Cacciami in a South 49° 00' East direction for a distance of 52.00 feet to a corner;

THENCE through lands of Chapin in a South 69° 04' East direction for a distance of 97.41 feet to a corner;

THENCE through lands of Chapin in a South 2° 40' 20" East direction for a distance of 220.00 feet to a corner lying along the northwesterly sideline of Chapin Drive;

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THENCE along the arc of a curve to the left having a radius of 195.00 feet for a distance of 104.08 feet (Chord = South 69° 50' 20" West - 102.85 feet) to a corner;

THENCE along the northwesterly side of Chapin Drive in a South 55° 21' 40" West direction for a distance of 140.13 feet to the place of beginning.

Said parcel to be conveyed contains approximately 2.17 acres.

SUBJECT to the same conditions, exceptions, restrictions, and reservations as are contained in prior Deeds forming the premises' chain of title.

BEING the same premises conveyed by Eugene J. Chiavacci and Maureen Chiavacci to the Grantor herein by Deed dated November 19, 2003 and recorded in the Lackawanna County Recorder of Deeds Office at Deed Book 1263, Page 823.

Pin #07904-020-00201.

A title search was neither requested nor performed.

This transfer is wholly exempt from the Pennsylvania Realty transfer tax as it is a transfer between husband and wife.

Together with all and singular privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Grantors, either in law or in equity, of, in and to the same.

To have and to hold said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto Grantee, his heirs and assigns, to and for the only proper uses and behoof of Grantee, his heirs and assigns forever.

HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTORS OR THE GRANTORS' KNOWLEDGE.

A HAZARDOUS SUBSTANCE AS DEFINED AT SECTION 103 OF THE PENNSYLVANIA HAZARDOUS SITES CLEAN ACT, ACT NO. 108 OF 1988, HAS NEVER BEEN DISPOSED AND IS NOT PRESENTLY BEING DISPOSED BY THE GRANTORS NAMED HEREIN OR TO THE GRANTORS' ACTUAL KNOWLEDGE, IN OR ON THE PREMISES IN QUESTION.