INVOICE

FROM:

Matthew Rude
Midwest Professional Appraisal, LLC
1052 Oak Forest Dr Ste 250
Onalaska, WI 54650

Telephone Number: 608-784-4288 Fax Number:

TO:

Arcadia Credit Union
535 S Dettloff Dr PO Box 187
Arcadia, WI 54612

E-Mail:
Telephone Number: 8003252126 Fax Number:
Alternate Number: 8003252126

INVOICE NUMBER	
	0226-046
DATES	
Invoice Date:	03/19/2026
Due Date:	
REFERENCE	
Internal Order #:	0226-046
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	0226-046
Other File # on form:	
Federal Tax ID:	47-1040388
Employer ID:	

DESCRIPTION

Lender: Arcadia Credit Union
Purchaser/Borrower: Yesenia Donjuan Gonzales
Property Address: W5570 State Road 33
City: La Crosse
County: La Crosse
Legal Description: See attached addenda.

Client: Arcadia Credit Union
State: WI Zip: 54601-7159

FEES	AMOUNT
Appraisal Services	450.00
SUBTOTAL	450.00

PAYMENTS			AMOUNT
Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			$ 450.00

RESIDENTIAL APPRAISAL REPORT



Property Location:	W5570 State Road 33 La Crosse, WI 54601-7159 See attached addenda.
Borrower:	Yesenia Donjuan Gonzales
Lender:	Arcadia Credit Union 535 S Dettloff Dr PO Box 187 Arcadia, WI 54612
Opinion of Value:	298,000
Effective Date:	03/19/2026
Prepared By:	Matthew Rude 6087844288 Matt@midwestprofessionalappraisal.com www.midwestprofessionalappraisal.com

Midwest Professional Appraisal, LLC

1052 Oak Forest Dr Ste 250
Onalaska, WI 54650-3707

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Onalaska, WI 54650-3707
6087844288
www.midwestprofessionalappraisal.com

03/30/2026

Arcadia Credit Union
535 S Dettloff Dr PO Box 187
Arcadia, WI 54612

Re: Property: W5570 State Road 33
La Crosse, WI 54601-7159
Borrower: Yesenia Donjuan Gonzales
File No.: 0226-046

Opinion of Value: $ 298,000
Effective Date: 03/19/2026

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

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

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

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

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

Sincerely,



Matthew Rude
License or Certification #: 1083 - 10
State: WI Expires: 12/14/2027
Matt@midwestprofessionalappraisal.com

Uniform Residential Appraisal Report

File # 0226-046

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.

SUBJECT

Property Address: W5570 State Road 33 | City: La Crosse | State: WI | Zip Code: 54601-7159
Borrower: Yesenia Donjuan Gonzales | Owner of Public Record: Yesenia Donjuan Gonzales | County: La Crosse
Legal Description: See attached addenda.
Assessor's Parcel #: 11-01011-000 | Tax Year: 2025 | R.E. Taxes $: 3,536
Neighborhood Name: Township of Shelby | Map Reference: 29100 | Census Tract: 0106.00
Occupant: [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $: 32 | [ ] PUD | HOA $: 0 [ ] per year [ ] per month
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type: [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client: Arcadia Credit Union | Address: 535 S Dettloff Dr PO Box 187, Arcadia, WI 54612
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Data sources include MLS files & internet search. The subject has not been offered for sale in the prior 12 months per MLS.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE		AGE	One-Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)		(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	200	Low	10	Multi-Family	5 %
Neighborhood Boundaries	City limits of La Crosse to the west, County Road F and Knobloch Rd to the east, the end							1,000	High	150	Commercial	10 %
of Hagen Rd to the south, north side of Wedgewood Valley extended to Willow Way to the north.								350	Pred.	60	Other	20 %

Neighborhood Description: Suburban area of similar type, quality and price range predominately single family homes. Adequate access to employment and shopping areas via Highway 33. The subject is located on Highway 33 a busy road just outside the city limits of La Crosse. Present Land Use "Other" is Vacant/Woods/Ag. $32.00 special assessment is for standby water and sewer.
Market Conditions (including support for the above conclusions): See attached addenda.

SITE

Dimensions: 100' x 150' | Area: 15000 sf | Shape: Rectangular | View: N;Res;Woods
Specific Zoning Classification: Rural | Zoning Description: Residential Use Allowed
Zoning Compliance: [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Private Well	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 55063C0266D | FEMA Map Date: 01/06/2012
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

To determine the Highest and Best Use, I have considered the following four tests: Is it physically possible, legally permissible, financially feasible and maximally productive. Based on location, site size, zoning or legally allowable uses, the condition and design of the improvements and the financial feasibility, the Highest and Best Use conclusion is its current use. Private Well and Municipal Sewer is typical for the area, no adverse market affect.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	C Block/Average	Floors	Tile,LVP/Good
# of Stories	1	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Aluminum/Avg-Gd	Walls	Dw,Panel/Avg-Gd
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	915 sq.ft.	Roof Surface	Shingle/Avg-Good	Trim/Finish	Wood-Stain/Avg-Gd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	100 %	Gutters & Downspouts	Aluminum/Avg-Good	Bath Floor	LVP/Avg-Gd
Design (Style)	Raised Ranch	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Gliding/Avg-Good	Bath Wainscot	Tile/Avg-Gd
Year Built	1967	Evidence of	[ ] Infestation	Storm Sash/Insulated	Yes/Avg-Good	Car Storage	[ ] None
Effective Age (Yrs)	30	[ ] Dampness	[ ] Settlement	Screens	Yes/Avg-Good	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 2	[X] Fence Rear	[X] Garage	# of Cars 1
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck 0/1	[ ] Porch None	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[X] Other Shed	[ ] Att. [ ] Det.	[X] Built-in

Appliances: [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [X] Other (describe) Cooktop
Finished area **above** grade contains: 6 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,423 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.): 100 amp main electrical service, 50 gallon electric water heater, fireplace in living room and lower family room, rear deck, fenced yard, metal shed and 1 car built in garage.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;Functional floor plan with average size rooms. No functional or external obsolescence noted. Average quality home in average to good condition. Newer HVAC, fenced rear yard, appliances and flooring throughout home.

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

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

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # 0226-046

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0

There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 211,000 to $ 480,000

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	W5570 State Road 33 La Crosse, WI 54601-7159	N1963 Wedgewood Dr E La Crosse, WI 54601-7132		10 State Road 16 La Crosse, WI 54601-3027		1116 Losey Blvd S La Crosse, WI 54601-6003	
Proximity to Subject		0.77 miles W		2.63 miles NW		1.88 miles W	
Sale Price	$		$ 298,000		$ 310,000		$ 276,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 241.88 sq.ft.		$ 229.97 sq.ft.		$ 212.31 sq.ft.	
Data Source(s)		mlswis #1950854;DOM 3		mlswis #1931527;DOM 26		mlswis #1924917;DOM 5	
Verification Source(s)		County Records/Peer Appraiser		County Records/Appraiser		County Records/Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s03/26;c02/26		s10/25;c09/25		s08/25;c07/25	
Location	N;Res;BsyRd	N;Res;	-16,700	N;Res;BsyRd		N;Res;BsyRd	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	15000 sf	17424 sf	0	23871 sf	-8,900	5532 sf	+9,500
View	N;Res;Woods	N;Res;Woods		N;Res;Woods		N;Res;	0
Design (Style)	DT1;Raised Ranch	DT1;Ranch	0	DT1;Raised Ranch		DT1;SplitLevel	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	59	67	0	87	0	70	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	5 / 1 / 1.0	+10,000 +7,500	6 / 3 / 1.0	+7,500	5 / 3 / 1.0	+7,500
Gross Living Area	1,423 sq.ft.	1,232 sq.ft.	+7,600	1,348 sq.ft.	0	1,300 sq.ft.	+4,900
Basement & Finished Rooms Below Grade	915sf915sfwo 1rr0br0.1ba1o	1144sf858sfwo 1rr1br1.0ba0o	-3,400 -5,000	1348sf674sfwo 1rr0br1.0ba1o	-6,500 -5,000	676sf400sfin 1rr0br0.1ba0o	+3,600 +4,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		GFA/CA	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1gbi2dw	1ga2dw	0	3gd6dw	-15,000	1ga1cp1dw	-2,000
Porch/Patio/Deck	Deck,Fnc,Shed	Fnc,Patio,Deck	-1,500	2 Patio	+4,500	Patio,Fence	+2,000
Fireplace(s)	2 Fireplaces	Fireplace	+1,000	Fireplace	+1,000	FP,Wd Stove	0
Net Adjustment (Total)		☐ + ☒ -	$ -500	☐ + ☒ -	$ -22,400	☒ + ☐ -	$ 29,500
Adjusted Sale Price of Comparables		Net Adj. 0.2 % Gross Adj. 17.7 %	$ 297,500	Net Adj. 7.2 % Gross Adj. 15.6 %	$ 287,600	Net Adj. 10.7 % Gross Adj. 12.1 %	$ 305,500

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS Files and La Crosse County Records.

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS Files and La Crosse County 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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & County Records	MLS & County Records	MLS & County Records	MLS & County Records
Effective Date of Data Source(s)	03/19/2026	03/19/2026	03/19/2026	03/19/2026

Analysis of prior sale or transfer history of the subject property and comparable sales: No prior sales / transfers of the subject were found over the last 3 years. No prior sales or transfers of the comparables were found in the previous year to there sale dates listed above. Prior sales of the subject and comparables were researched and verified using MLSWIS, La Crosse County Land Records Database and Department of Revenue.

Summary of Sales Comparison Approach: See addendum for weighting of comparable sales and explanation of adjustments.

Lower level finish was adjusted on a per finished room basis.

Indicated Value by Sales Comparison Approach $ 298,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 298,000 **Cost Approach (if developed) $** 0 **Income Approach (if developed) $** 0

Most weight was placed on the Sales Comparison Analysis. The Income Approach was not used due to the lack of valid Income Sales Data. The Cost Approach was not considered a valid approach to value due to age of original improvements and amount of depreciation, thus was not completed.

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

Based on a 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 $ 298,000 **, as of** 03/19/2026 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

File # 0226-046

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	W5570 State Road 33 La Crosse, WI 54601-7159	3421 Greenbriar Ct La Crosse, WI 54601-7047					
Proximity to Subject		1.27 miles W					
Sale Price	$		$ 299,000		$		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 263.20 sq.ft.		$ sq.ft.		$ sq.ft.	
Data Source(s)		mlswis #1935357;DOM 2					
Verification Source(s)		County Records/Appraiser					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		s11/25;c09/25					
Location	N;Res;BsyRd	N;Res;	-16,700				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	15000 sf	6534 sf	+8,500				
View	N;Res;Woods	N;Res;	0				
Design (Style)	DT1;Raised Ranch	DT1;Ranch	0				
Quality of Construction	Q4	Q4					
Actual Age	59	59					
Condition	C3	C3					
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 2.0	Total 5 / Bdrms. 2 / Baths 1.0	+5,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
			+7,500				
Gross Living Area	1,423 sq.ft.	1,136 sq.ft.	+11,500	sq.ft.		sq.ft.	
Basement & Finished	915sf915sfwo	1136sf300sfin	-3,300				
Rooms Below Grade	1rr0br0.1ba1o	1rr0br1.0ba0o	-1,000				
Functional Utility	Average	Average					
Heating/Cooling	GFA/CA	GFA/CA					
Energy Efficient Items	None	None					
Garage/Carport	1gbi2dw	1ga1dw	0				
Porch/Patio/Deck	Deck,Fnc,Shed	Lg Patio,Fence	0				
Fireplace(s)	2 Fireplaces	None	+2,000				
Net Adjustment (Total)		☒ + ☐ -	$ 13,500	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 4.5 % Gross Adj. 18.6 %	$ 312,500	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALE HISTORY

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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & County Records	MLS & County Records		
Effective Date of Data Source(s)	03/19/2026	03/19/2026		

Analysis of prior sale or transfer history of the subject property and comparable sales

ANALYSIS / COMMENTS

Analysis/Comments

ADDITIONAL COMMENTS

Clarification of Intended Use and Intended User:

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. This appraisal will be used for mortgage loan underwriting.

This is a residential appraisal report. No personal property was included in this appraisal. The report analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA Title XI Appraisal Regulations and The Appraisal Independence Standards set forth by H.R 4173.

USPAP defines exposure time as - The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Therefore based on the hypothetical condition that the property is being sold, the reasonable exposure time in the subject market for the property to sell at the appraised value is 30 days or less.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

UAD Ratings, Definitions and Abbreviations: This appraisal was ordered by the Client to be in the UAD standardized format: UAD ratings, definitions, and abbreviations are located at the end of the report along with the UAD Glossary.
Identical Ratings or Description in the Sales Comparison Analysis That Were Still Adjusted: Comparable Sales with the same Rating or Description does not always mean they are identical and not in need of an adjustment. It means the overall description of those comparable properties, location, View, Quality, condition, etc. is within that ratings definitions range. It may still need to be adjusted due variances of the property. Fannie Mae states this in there Selling Guide "Properties can have the same rating or description and still require an adjustment. It should be noted that this does not only apply to Condition and Quality ratings and can apply to other ratings or descriptions as well". In this instance, an adjustment should be made in Sales Comparison Analysis and explained in the Additional Comments section of the form or in an addendum.

The subject home was measured and GLA calculated in Accordance with ANSI standard for measuring (ANSI Z765 2021). Measurements are reported to the nearest tenth of a foot on sketch and GLA and basement square footage is rounded to nearest foot on appraisal report and grid.

The subject was occupied by owner at time of appraisal inspection and all utilities were on and functioning.

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) The Cost Approach was not considered a valid approach to value due to age of original improvements and amount of accrued depreciation, thus was not completed.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE		=$
Source of cost data	DWELLING	Sq.Ft. @ $	=$
Quality rating from cost service / Effective date of cost data: Current	Lwr Lvl Fin:	Sq.Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=$
Cost Approach was not considered a valid approach to value due to age of original improvements and amount of depreciation, thus was not completed.	Garage/Carport	Sq.Ft. @ $	=$
	Total Estimate of Cost-New		=$
	Less Depreciation: Physical	Functional	External =$( )
	Depreciated Cost of Improvements		=$
	"As-is" Value of Site Improvements		=$
Estimated Remaining Economic Life (HUD and VA only) 45 Years	**INDICATED VALUE BY COST APPROACH**		**=$** 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

Total number of units rented | Total number of units for sale | Data source(s)

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

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

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.

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.

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).

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.

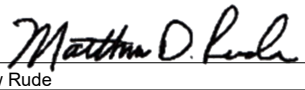
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 
Name Matthew Rude
Company Name Midwest Professional Appraisal, LLC
Company Address 1052 Oak Forest Dr Ste 250
Onalaska, WI 54650-3707
Telephone Number 6087844288
Email Address Matt@midwestprofessionalappraisal.com
Date of Signature and Report 03/30/2026
Effective Date of Appraisal 03/19/2026
State Certification # 1083 - 10
or State License #
or Other (describe) State #
State WI
Expiration Date of Certification or License 12/14/2027

ADDRESS OF PROPERTY APPRAISED

W5570 State Road 33
La Crosse, WI 54601-7159
APPRAISED VALUE OF SUBJECT PROPERTY $ 298,000

LENDER/CLIENT

Name No AMC
Company Name Arcadia Credit Union
Company Address 535 S Dettloff Dr PO Box 187, Arcadia, WI 54612
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

☐ Did not inspect 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

Supplemental Addendum

File No. 0226-046

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						

Legal Description
PRT NE-NW COM NE COR SEC 11 S 60FT S74D52MW 2121FT ALG CURV 690FT S54D10MW 1438FT N 55FT N54D10ME 360FT TO POB N54D10ME 100FT N35D50MW 150FT S54D10MW 100FT S35D50ME 150FT TO POB

Neighborhood - Market Conditions
Sales Prices: Stable
An analysis was performed on 272 sales from the broader defined neighborhood over the past 24 months. The sales within this group had a median sale price of $280,000 with a range from $160,000 to $450,000. This analysis shows a change of +0.3% per month, however no change in last 12 months.
Housing Supply: Increasing
An analysis was performed on 143 sales plus all active listings that are properties from the broader defined neighborhood, over the past 12 months. Based on this entire set of data there is a 0.6 month supply. This analysis shows a change of +3.9% per month.
Sales Days on Market: Increasing
An analysis regarding days on market was performed on 143 sales from the broader defined neighborhood over the past 12 months. For these sales, the median DOM was 5. This analysis shows a change of +7% per month.
Distressed Properties: Not a factor in the market
An analysis was performed on 143 sales from the broader defined neighborhood over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Summary of Sales Comparison Approach
Date of Sale
Based on the data above, Sales Prices have been stable the last 12 months, thus no adjustment was made for Date of Sale.

Busy Road
The subject was located on a busy road (Highway 33) just east of the City limits of La Crosse. Sales #2 and #3 were also located on busy roads Sales #1 and #4 were not thus adjustments were made. Based on paired sales from the City of La Crosse an adjustment of 5.6% was made.

Synapse Adjustment Tool
The following adjustments were market extracted from MLS using Synapse Adjustment Tool. The Synapse adjustment tool by Spark for Appraisers, analyzes MLS sales selected by the appraiser. For this appraisal 372 MLS sales from the City of La Crosse and Township of Shelby that sold between 01/01/2023 and 03/19/2026 were included. This data was analyzed and the results were reconciled by this appraiser. The results of this analysis were as follows;

Lot Size
The Lot Size adjustment was developed at $1.00 per square foot. To develop this adjustment, Median Grouped Data, 6 different types of simple regression, and Sensitivity Analysis were used.
GLA
The GLA adjustment was developed at $40 per square foot. To develop this adjustment, Grouped Data (Median and Average), Adjusted Paired Sales (Median and Average), 7 different types of simple regression, and Sensitivity Analysis were used.
Full Bath
The Full Bath adjustment was developed at $7,500. To develop this adjustment, Depreciated Cost, Grouped Data (Median and Average), Adjusted Paired Sales (Median and Average), and 6 different types of simple regression were used.
Half Bath
The Half Bath adjustment was developed at $4,000. To develop this adjustment, Depreciated Cost, Median Grouped Data, Adjusted Paired Sales (Median and Average), 4 different types of simple regression, and Sensitivity Analysis were used.
Basement Size
The Basement Total Area adjustment was developed at $15. To develop this adjustment, Median Grouped Data, 7 different types of simple regression, and Sensitivity Analysis were used.
Bedroom
The Bedroom adjustment was developed at $5,000. To develop this adjustment, Grouped Data (Median and Average) in addition to 6 different types of simple regression were used.
Garage Spaces
The Garage Space adjustment was developed at $7,500. To develop this adjustment, Depreciated Cost, Grouped Data (Median and Average), and 4 different types of simple regression were used.
Fireplace Count
The Fireplace # adjustment was developed at $1,000. To develop this adjustment, Robust Least Squares Regression was used.

Synapse Adjustment Tool - Explained
Synapse adjustment tool was used in this report to help the appraiser derive and support market based, data driven adjustments. Synapse adjustment tool is a support technology designed to run 12 different appraisal adjustment support methods including paired sales, depreciated cost, grouped data, regression, etc. These data sets are chosen and analyzed by the appraiser. Typically, there are two datasets consisting of specific comparable properties to the subject over last 2+/- years and expanded to sales of properties in the market area and/or neighborhood depending on location. When rural locations are appraised the market area is typically used.

The appraiser then reconciles results by eliminating outliers, weighting methods that work better for certain attributes. Sensitivity analysis may also be utilized within the grid in conjunction with the above to determine the specific adjustment amount within the indicated adjustment range.

The results of this process have been reported above and include; The indicated adjustment and the methods of support that were weighted and used to derive each adjustment.

Synapse analyzes 12 methods on up to 3 different data sets for each attribute. The output of this data and analysis is saved in the appraisers digital workfile.

Continued on Next Page

Supplemental Addendum

File No. 0226-046

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						

• **Comparable Summary**

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	298,000	0.2	17.7	297,500	30
Comp #2:	310,000	7.2	15.6	287,600	30
Comp #3:	276,000	10.7	12.1	305,500	30
Comp #4:	299,000	4.5	18.6	312,500	10

ESTIMATED INDICATED VALUE OF THE SUBJECT: 298,000

Most weight was placed on Sale #1 - Proximity and Sales #2 and #3 being on busy roads.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, 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 are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified 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 residence 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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
FP	Fireplace	Sketch, Sales Comparison Approach
Pto,Pto's	Patio / Patios	Cost Approach, Sales Comparison Analysis
Sptc or Spt	Septic	Cost Approach
Wl or W	Well	Cost Approach
Dck or Dk	Deck	Cost Approach, Sales Comparison Analysis
Fnc or Fnce	Fence	Cost Approach

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
InGrndSp	In Ground Sprinkler System	Improvement Section & Cost Approach
Gar	Garage	Sales Comparison
Hw	Hardwood	Improvement Section
LP Gas	Liquid Propane Gas	Improvement Section
ConcBlk,C-Block	Concrete Block	Improvement Section
Crpt,Crp	Carpet	Improvement Section
Bldg,Bld	Building	Improvement Section,Cost Approach,Sales Comparison Analysis
Shd	Shed	Cost Approach
Pch or Prch	Porch	Cost Approach, Sales Comparison Analysis
EnPch or Enc Porch	Enclosed Porch	Cost Approach, Sales Comparison Analysis
W/S	Well & Septic	Cost Approach
LVT	Luxury Vinyl Tile	Improvement Section
LVP	Luxury Vinyl Plank	Improvement Section
Vnl,Vnyl	Vinyl	Improvement Section
Case	Casement	Improvement Section
D-Hung	Double Hung	Improvement Section

Market Conditions Addendum to the Appraisal Report

File No. 0226-046

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 W5570 State Road 33 City La Crosse State WI ZIP Code 54601-7159

Borrower Yesenia Donjuan Gonzales

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	11	3	3	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	1.83	1.00	1.00	☐ Increasing ☒ Stable ☐ Declining
Total # of Comparable Active Listings	1	0	0	☐ Declining ☒ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.5	0	0	☐ Declining ☒ Stable ☐ 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	425,000	275,000	298,000	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	5	31	3	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	295,000	-	-	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	48	-	-	☐ Declining ☒ Stable ☐ Increasing
Median Sale Price as % of List Price	100	94.47	112.45	☐ Increasing ☒ Stable ☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	☐ Yes ☒ No			☐ Declining ☒ Stable ☐ 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.). Seller concessions are stable at 1-3% with less than 50% of the sales offering 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).

Foreclosures are not a factor in the subject neighborhood residential market.

Cite data sources for above information. The data above was obtained via La Crosse, WI Multiple Listing Service.

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.

Good demand for homes in the subject neighborhood creating shortage of supply and marketing times of less than 30 days. The average marketing time for the 17 sales above from the subject neighborhood is 19 days.

CONDO/CO-OP PROJECTS

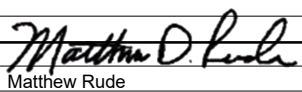
If the subject is a unit in a condominium or cooperative project , complete the following: Project Name:

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				☐ Increasing ☐ Stable ☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing ☐ Stable ☐ Declining
Total # of Active Comparable Listings				☐ Declining ☐ Stable ☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining ☐ Stable ☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ 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.

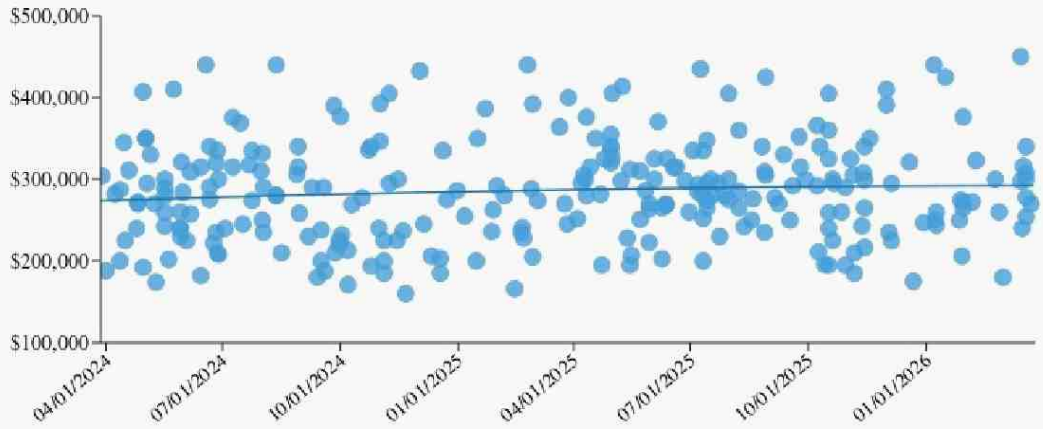
APPRAISER

Signature		Signature	
Appraiser Name	Matthew Rude	Supervisory Appraiser Name	
Company Name	Midwest Professional Appraisal, LLC	Company Name	
Company Address	1052 Oak Forest Dr Ste 250, Onalaska, WI 54650-3707	Company Address	
State License/Certification #	1083 - 10 State WI	State License/Certification #	State
Email Address	Matt@midwestprofessionalappraisal.com	Email Address	

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Market Conditions Adjustment

Multiple analyses of sale price on relevant data over the past 24 months in the subject's market was utilized to determine that the ideal method for market condition (i.e. time) adjustments is a polynomial-2 regression trendline calculated based on all properties from the broader defined neighborhood area. This is a non-linear trend which is common in markets that experience varying levels of increase, decline, and stability over time. As a result, the market condition adjustments applied are not based upon one set percentage for all properties but instead based on how much the market has increased or declined since each comparable's individual contract date. See the below chart and data (based on the effective date of 03/27/2026).



Market Conditions (Time) Adjustments by Month

Trend Value as of the Effective Date: $291,992

Prior 12 Months

Month/Year	03/25	04/25	05/25	06/25	07/25	08/25	09/25	10/25	11/25	12/25	01/26	02/26
Adjustment	**1.7%**	**1.5%**	**1.2%**	**1.0%**	**0.8%**	**0.6%**	**0.5%**	**0.4%**	**0.2%**	**0.1%**	**0.1%**	**0.0%**
Trend Value	287,049	287,797	288,462	289,090	289,640	290,148	290,596	290,971	291,299	291,558	291,766	291,913

Prior 13-24 Months

Month/Year	03/24	04/24	05/24	06/24	07/24	08/24	09/24	10/24	11/24	12/24	01/25	02/25
Adjustment	**6.7%**	**6.1%**	**5.6%**	**5.1%**	**4.6%**	**4.2%**	**3.7%**	**3.3%**	**3.0%**	**2.6%**	**2.3%**	**2.0%**
Trend Value	273,671	275,135	276,494	277,838	279,081	280,306	281,469	282,537	283,583	284,535	285,459	286,323

NOTE: The Trend Value noted above for each month is the value on the trendline for that month. The adjustment percent is calculated by subtracting this value from the value as of effective date and then dividing by that same Trend Value.

Market Conditions - Chart/Table Addendum

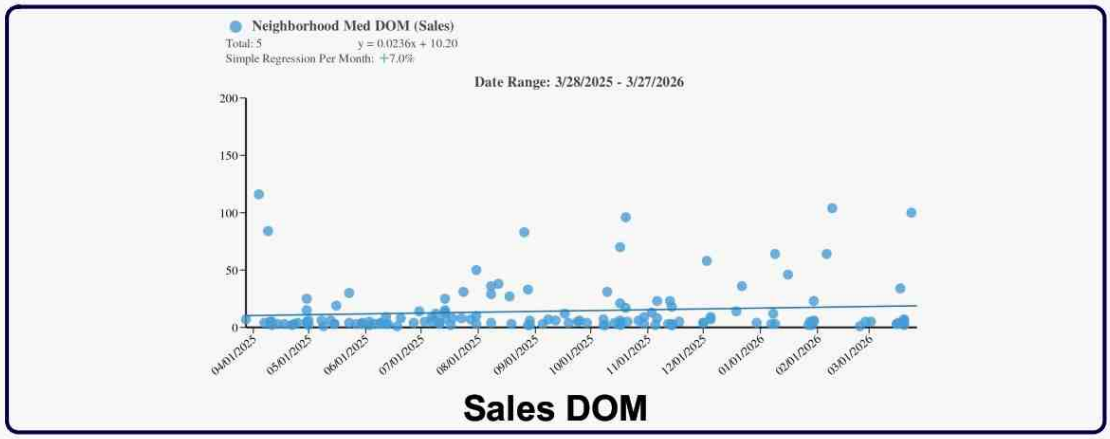
Effective Date: 03/27/2026



Sale $



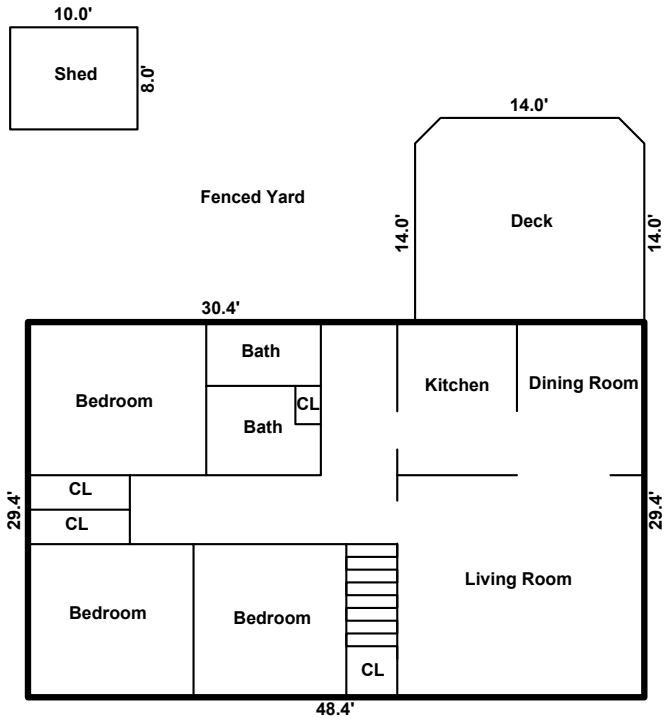
Housing Supply



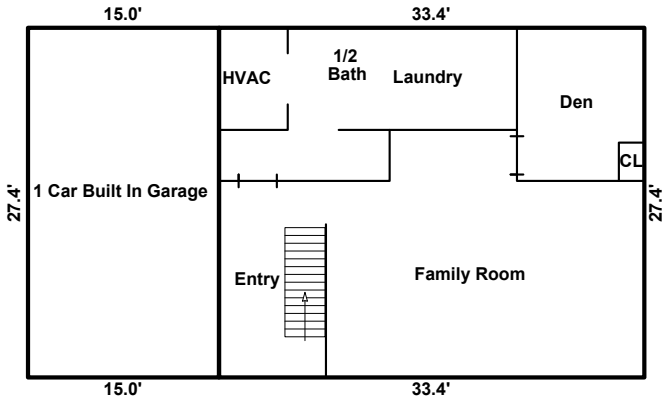
Sales DOM

Building Sketch

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



First Floor



Basement

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1423.0	155.6	1423.0
BSMT	Finished BSMT	1.0	915.2	121.6	915.2
GAR	1 Car Built In Ga	1.0	411.0	84.8	411.0
P/P	Shed	1.0	80.0	36.0	
	Deck	1.0	284.0	65.7	364.0
	Net LIVABLE	cnt	1	(rounded)	1,423

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			48.4	x	29.4	=	1423.0
1 total items					(rounded)		1,423

© iLOOKABOUT (US) Inc. dba Apex Software

Plat Map

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



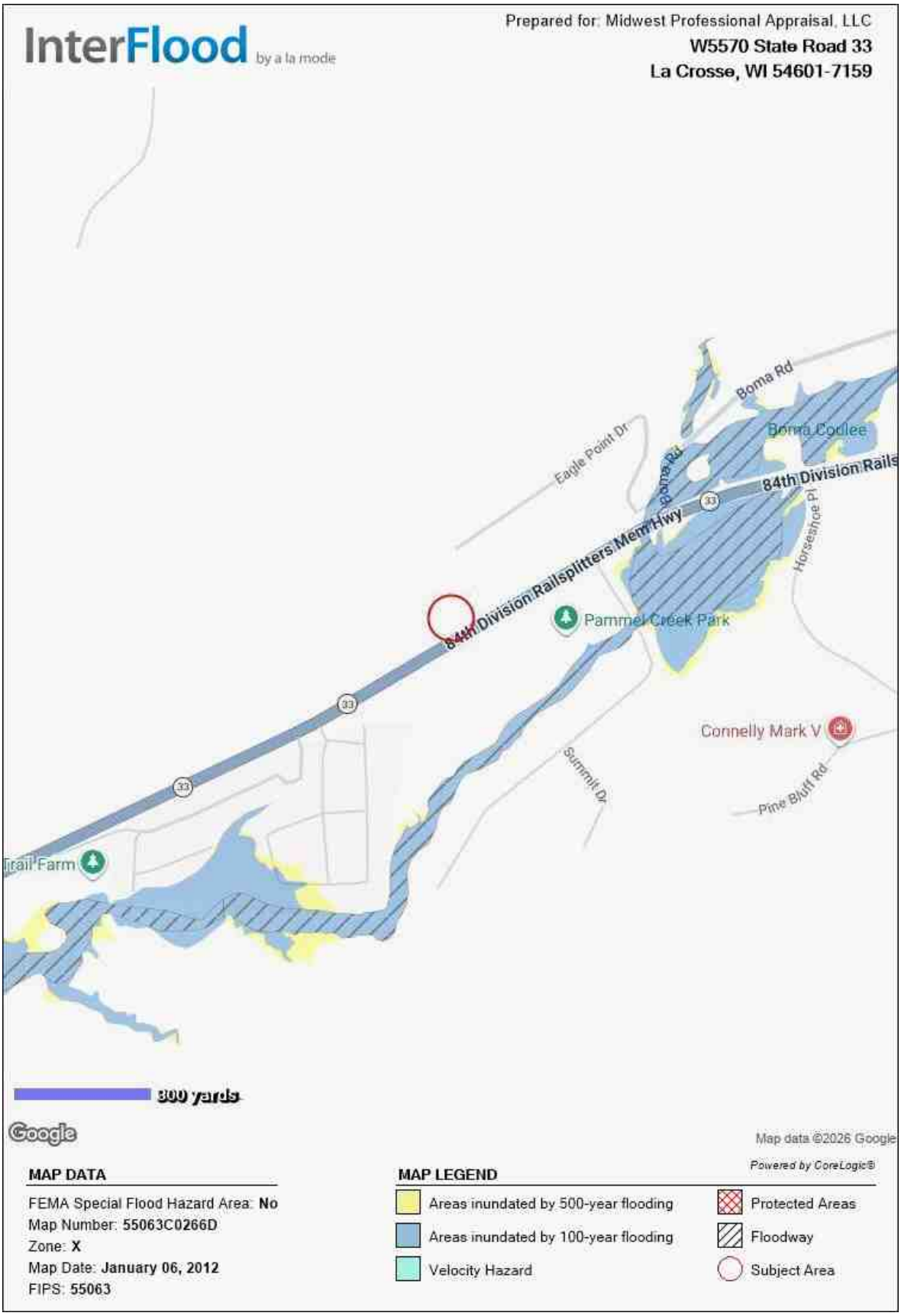
Aerial Map

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



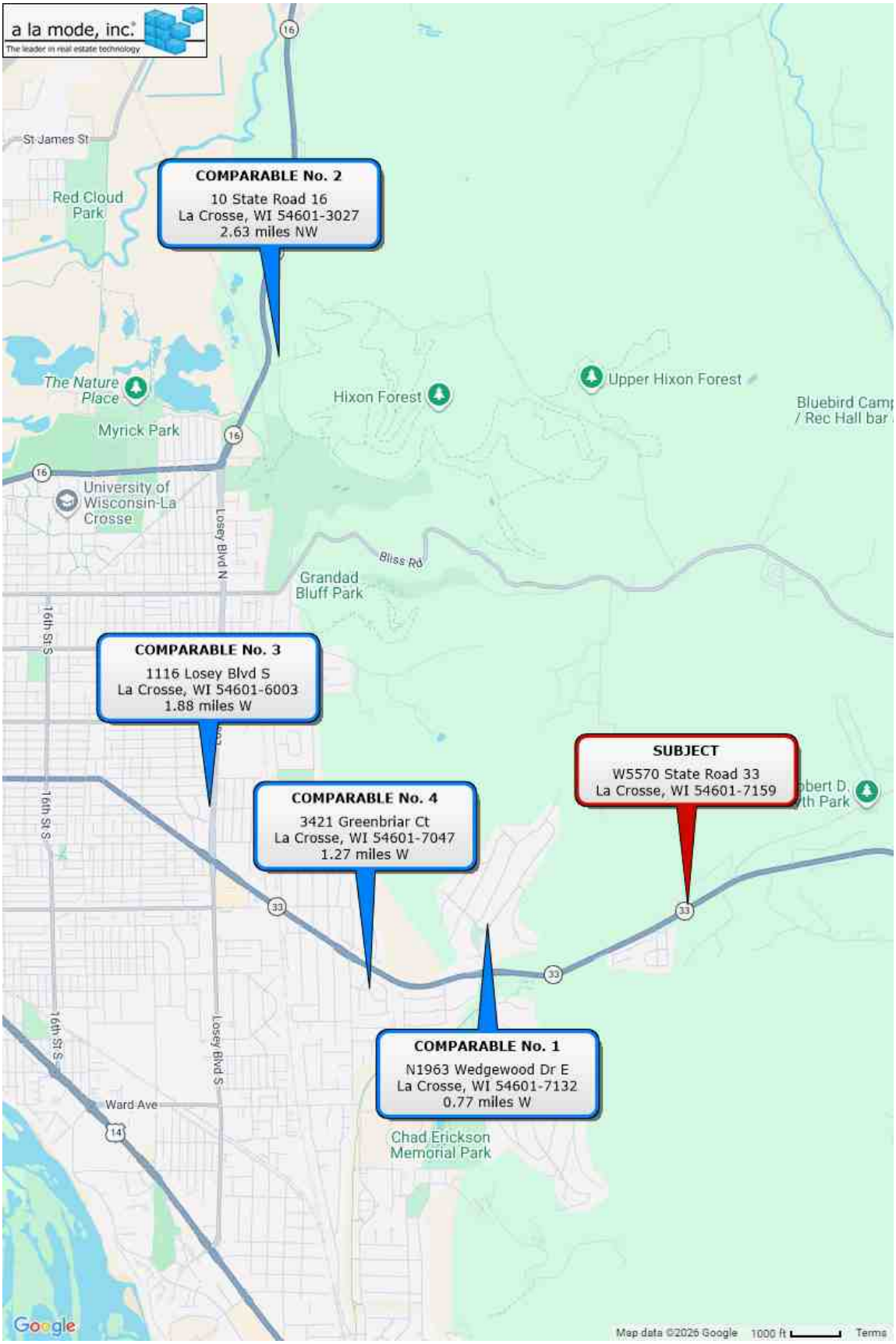
Flood Map

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Location Map

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Subject Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Subject Front

W5570 State Road 33

Sales Price	
Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



Subject Rear



Subject Street

Subject Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Additional Front View

W5570 State Road 33
Sales Price
Gross Living Area 1,423
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;BsyRd
View N;Res;Woods
Site 15000 sf
Quality Q4
Age 59



Additional Rear View



Street Opposite Direction

Subject Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



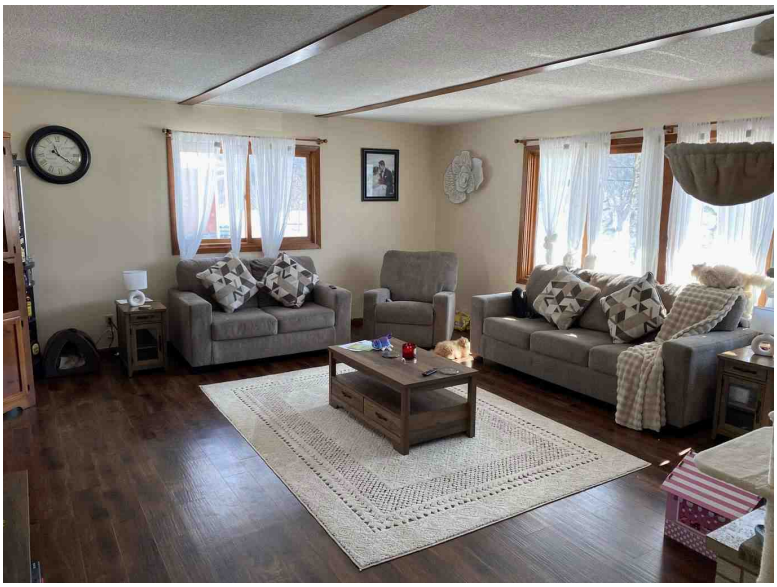
Shed

W5570 State Road 33
Sales Price

Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59

Subject Interior Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Living Room

W5570 State Road 33
Sales Price

Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



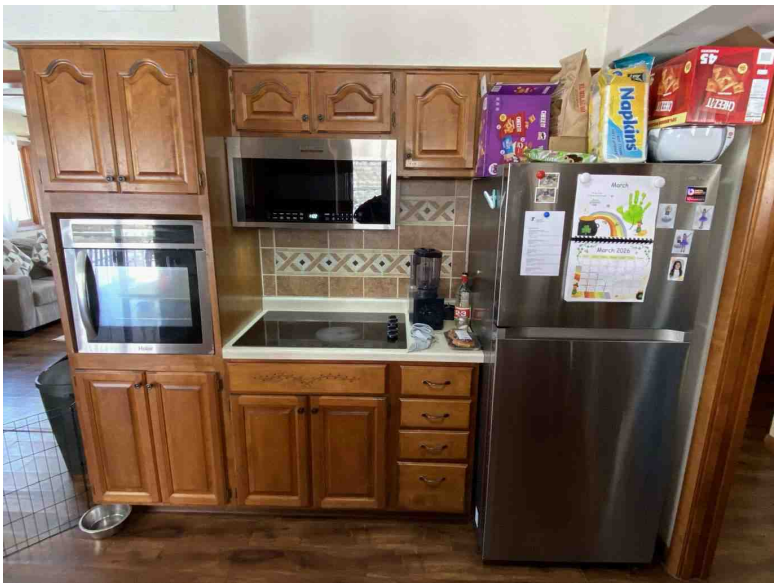
Kitchen



Kitchen Addnl View

Subject Interior Photo Page

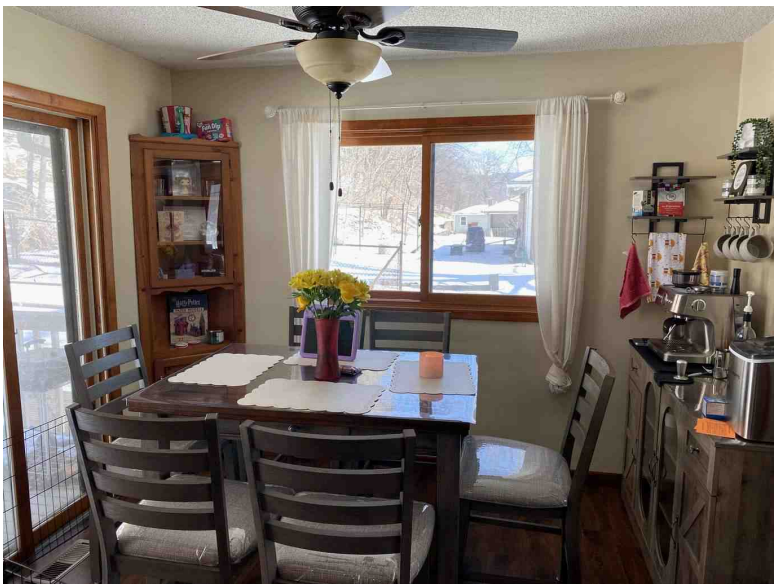
Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



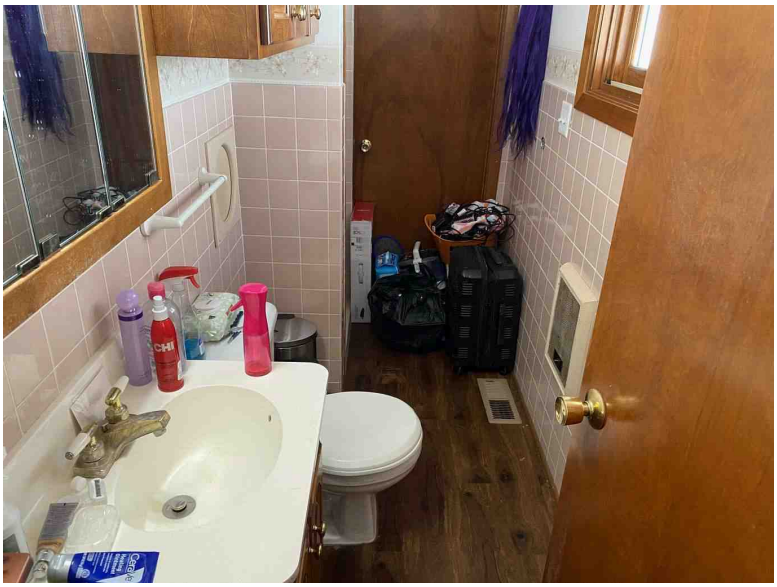
Kitchen Addnl View

W5570 State Road 33

Sales Price	
Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



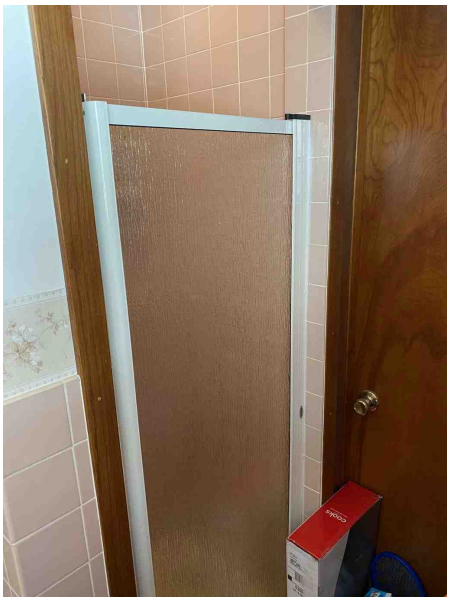
Dining Room



Bathroom

Subject Interior Photo Page

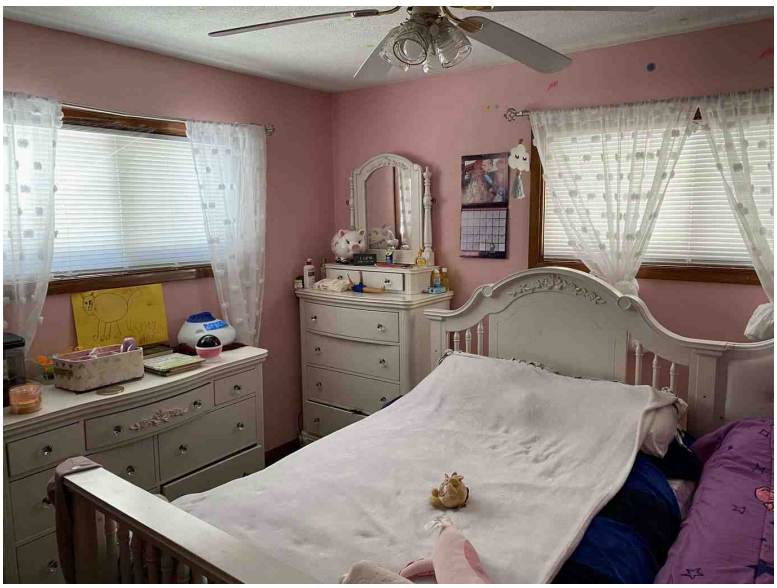
Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Bathroom Addnl View

W5570 State Road 33

Sales Price	
Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



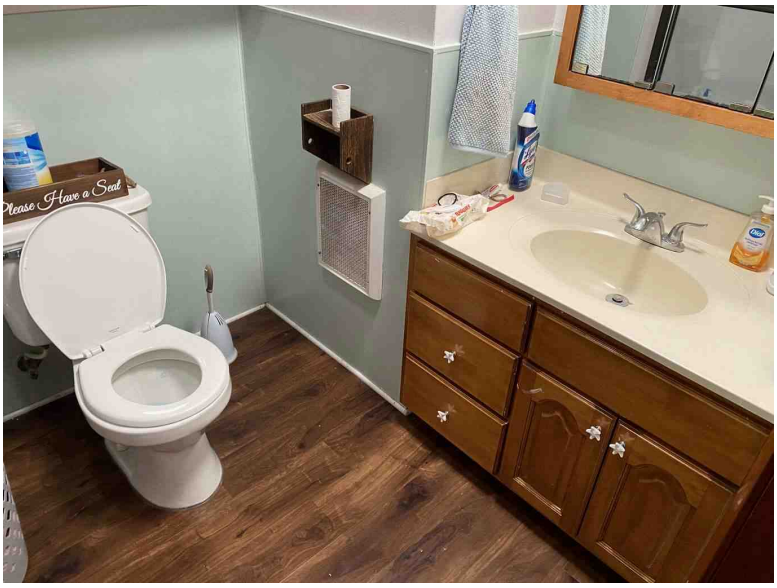
Bedroom



Bedroom

Subject Interior Photo Page

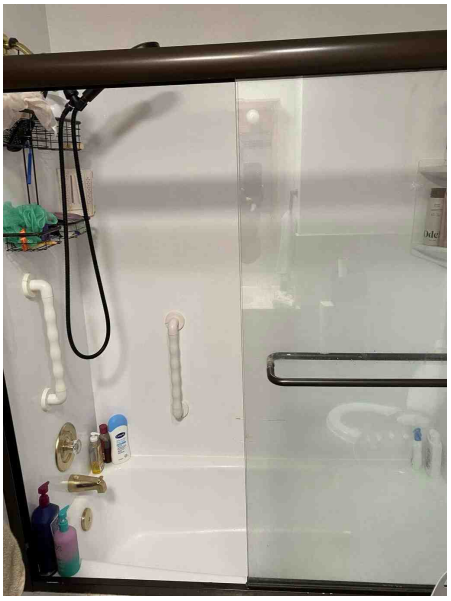
Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Bathroom

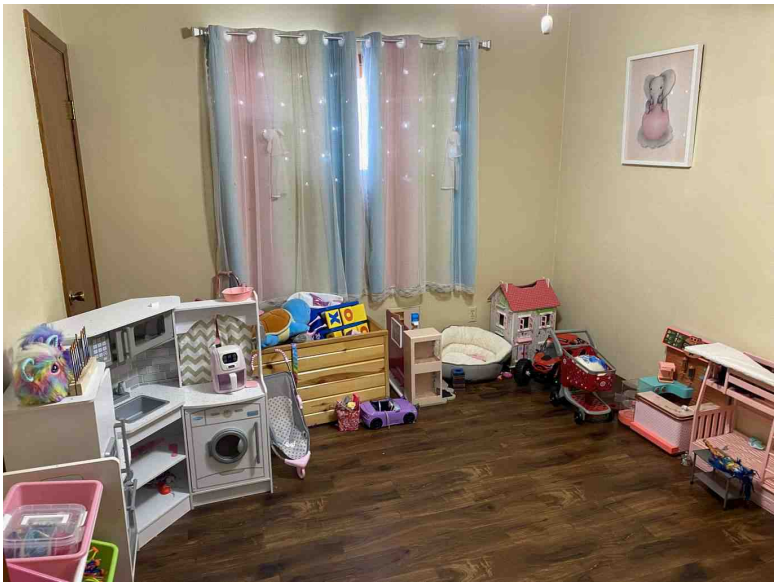
W5570 State Road 33
Sales Price
Gross Living Area 1,423
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;BsyRd
View N;Res;Woods
Site 15000 sf
Quality Q4
Age 59

Updated



Addnl View of Bath Above

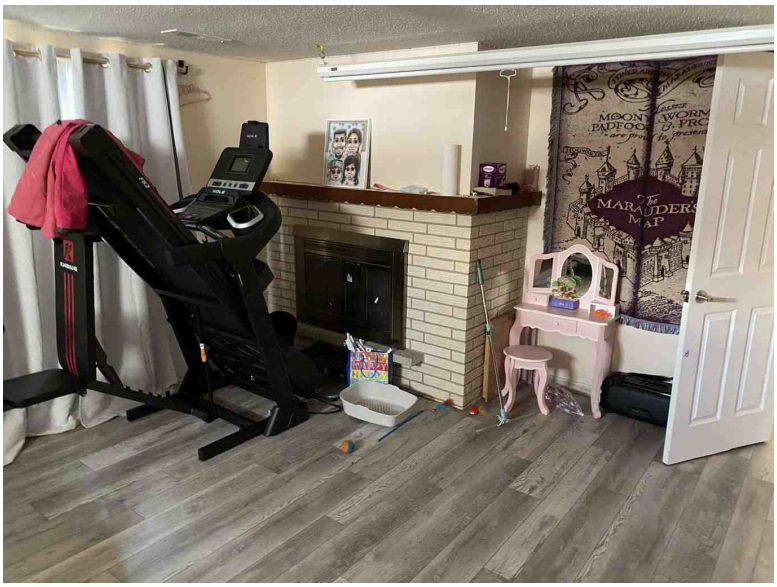
Updated



Bedroom

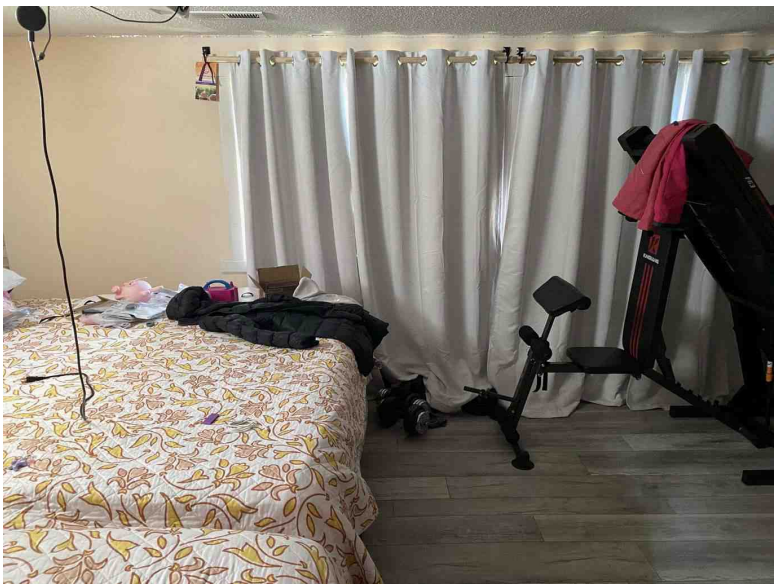
Subject Interior Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						

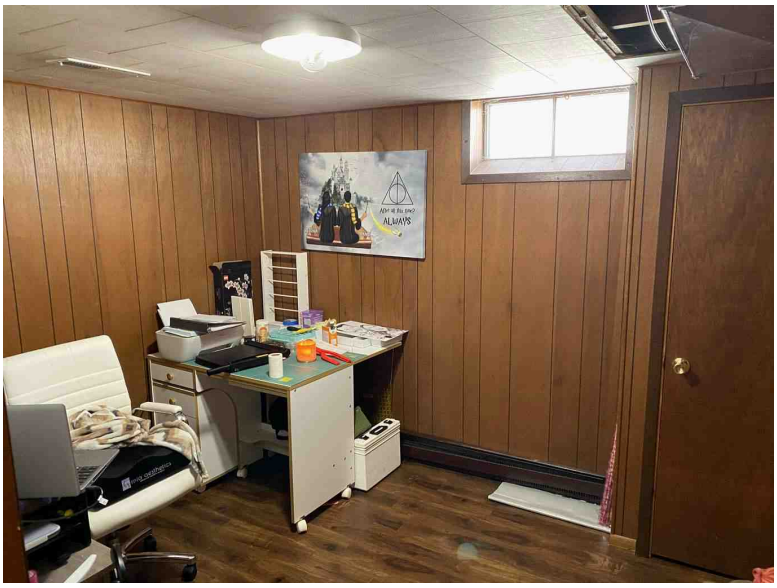


Basement Rec Room

W5570 State Road 33
Sales Price
Gross Living Area 1,423
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;BsyRd
View N;Res;Woods
Site 15000 sf
Quality Q4
Age 59



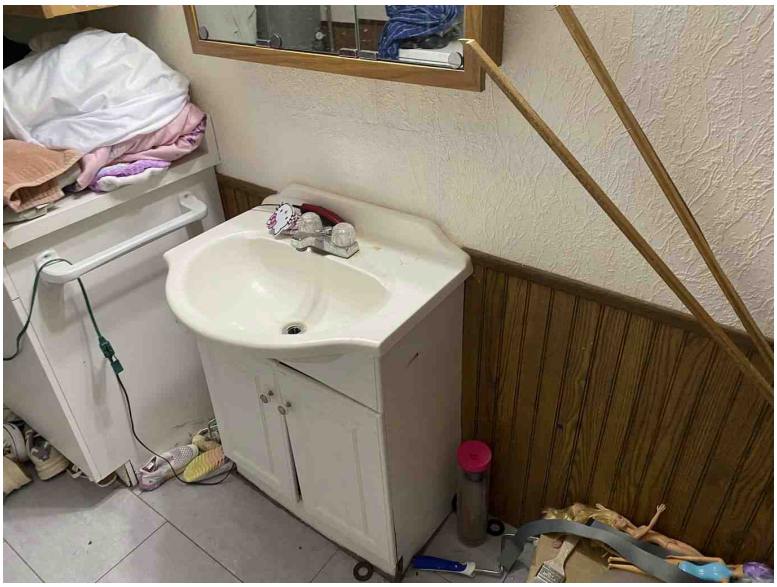
Basement Recreation Room



Basement Den

Subject Interior Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Basement 1/2 Bath

W5570 State Road 33
Sales Price

Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



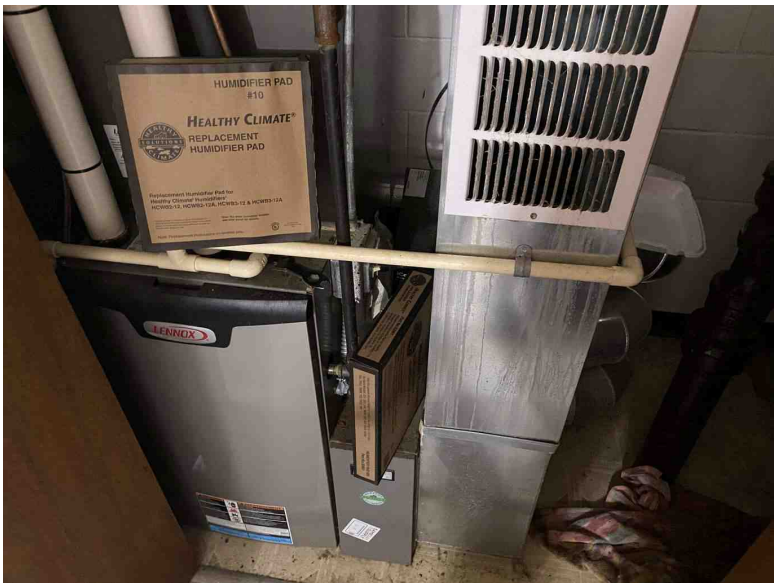
Addnl View of Bath Above



Basement Laundry

Subject Interior Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



HVAC

W5570 State Road 33

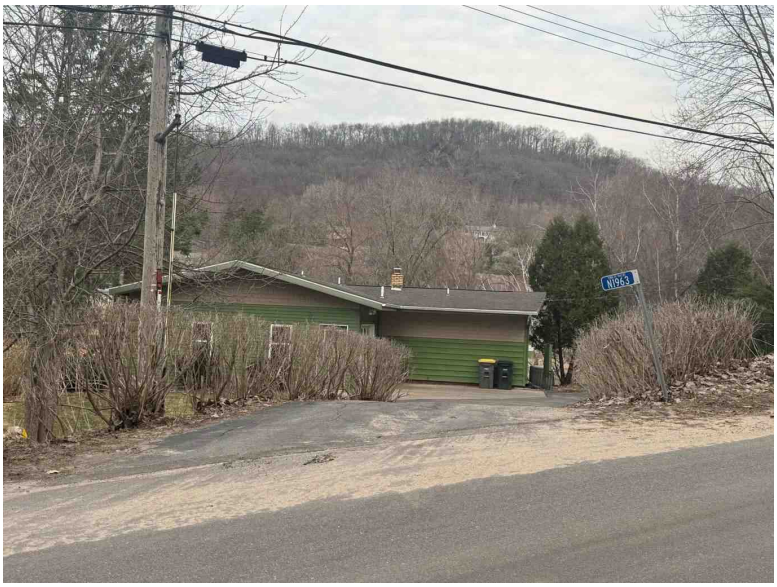
Sales Price	
Gross Living Area	1,423
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	15000 sf
Quality	Q4
Age	59



Electrical Panel

Comparable Photo Page

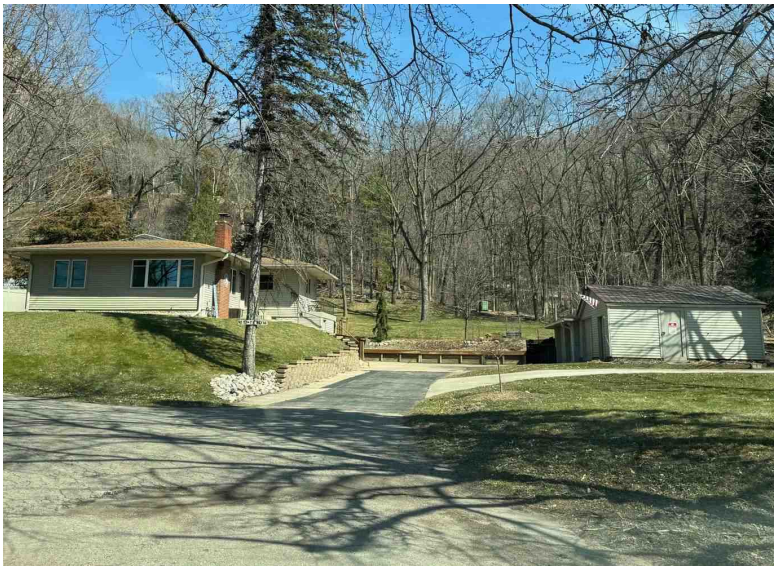
Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
City	La Crosse	County	La Crosse	State	WI	Zip Code	54601-7159
Lender/Client	Arcadia Credit Union						



Comparable 1

N1963 Wedgewood Dr E

Prox. to Subject	0.77 miles W
Sale Price	298,000
Gross Living Area	1,232
Total Rooms	5
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;Woods
Site	17424 sf
Quality	Q4
Age	67



Comparable 2

10 State Road 16

Prox. to Subject	2.63 miles NW
Sale Price	310,000
Gross Living Area	1,348
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;BsyRd
View	N;Res;Woods
Site	23871 sf
Quality	Q4
Age	87



Comparable 3

1116 Losey Blvd S

Prox. to Subject	1.88 miles W
Sale Price	276,000
Gross Living Area	1,300
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;BsyRd
View	N;Res;
Site	5532 sf
Quality	Q4
Age	70

Comparable Photo Page

Borrower	Yesenia Donjuan Gonzales						
Property Address	W5570 State Road 33						
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Lender/Client	Arcadia Credit Union						



Comparable 4

3421 Greenbriar Ct

Prox. to Subject	1.27 miles W
Sale Price	299,000
Gross Living Area	1,136
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	6534 sf
Quality	Q4
Age	59

Comparable 5

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

Comparable 6

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

License

NO. 1083 - 10

EXPIRES: 12/14/2027

The State of Wisconsin

Department of Safety and Professional Services

REAL ESTATE APPRAISERS BOARD

Hereby certifies that

Matthew D Rude

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)
in the State of Wisconsin in accordance with Wisconsin Law
on the 26th day of October in the year 2000.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Real Estate Appraisers Board
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services

DSPS Secretary

This certificate was printed on the 28th day of October in the year 2025

GREAT AMERICAN INSURANCE GROUP
301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB3085105-25** Renewal of: **RAB3085105-24**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. **Named Insured**: **Midwest Professional Appraisal LLC**

Item 2. **Address**: **1052 Oak Forest Dr Suite 250**

City, State, Zip Code: **Onalaska, WI 54650**

Attn:

Item 3. **Policy Period**: From **08/12/2025** *(Month, Day, Year)* To **08/12/2026** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**: **(inclusive of claim expenses):**
A. $ 1,000,000 Limit of Liability - Each Claim
B. $ 1,000,000 Limit of Liability - Policy Aggregate
C. $ 500,000 Limit of Liability - Fair Housing Claims
D. $ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** **(inclusive of Claim Expense): $ 10,000 Each Claim**

Item 6. **Premium**

item 7. **Retroactive Date** (if applicable): **08/12/2014**

Item 8. **Forms, Notices and Endorsements attached:**
D43100 (06/24) D43300 WI (05/13) D43444 (03/17) D43421 (06/24)
D43432 (06/24) D43436 (03/15) D43425 (06/24)
IL7324 (07/21)

Authorized Representative