

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price**, Marketing Time: **Typical**. Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	11719 Solano Court, Meadows Place, TX 77477	Order ID	6109846	Property ID	26213352
Inspection Date	03/20/2019	Date of Report	03/21/2019		
Loan Number	10001	APN	4950-04-030-3200-907		
Borrower Name	Catamount Properties 2018 LLC				

Tracking IDs

Order Tracking ID	CITI_BPO_03.19.19_OD	Tracking ID 1	CITI_BPO_03.19.19_OD
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	The subject appears in average condition from the exterior. No adverse conditions were noted at the time of inspection based on exterior observations. There are no negative external circumstances observed that may affect the subject marketability or value.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		No subject history.
Listing Agent Name		
Listing Agent Phone		
# of Removed Listings in Previous 12 Months	0	
# of Sales in Previous 12 Months	0	

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The Neighborhood Boundaries are bounded on the North by W Belfort Ave, on the South by W Airport Blvd, on the East by Bloomington Ln, and on the West by Dairy Ashford Rd. The neighborhood market remained stable for the last six months. Demand and supply are in balance and seller concessions are typical in the neighborhood market. REO listings and REO sales have been decreased for the last six months in the neighborhood market.
Sales Prices in this Neighborhood	Low: \$50,000 High: \$260,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11719 Solano Court	12226 Spring Grove Drive Drive	12115 Meadowdale Drive	12203 Meadow Berry Drive
City, State	Meadows Place, TX	Houston, TX	Stafford, TX	Stafford, TX
Zip Code	77477	77099	77477	77477
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.32 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$226,000	\$229,000
List Price \$	--	\$190,000	\$226,000	\$226,595
Original List Date		02/21/2019	02/11/2019	01/21/2019
DOM · Cumulative DOM	-- · --	27 · 28	8 · 38	31 · 59
Age (# of years)	45	49	46	45
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,924	1,312	1,795	1,824
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	6	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes	--	--
Lot Size	0.17 acres	0.18 acres	0.17 acres	0.21 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 L1 exceeds +/- 20% spread difference of the subject gross living area due to lack of inventory in the area, best available utilized. Its living square footage is smaller than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

Listing 2 L2 living square footage is smaller than the subject. It appears in average condition from the exterior. The property is pending.

Listing 3 L3 living square footage is smaller than the subject. It appears in average condition from the exterior. The property is pending.

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11719 Solano Court	12319 Scottsdale Drive	12339 Scarcella Lane	11831 Meadowtrail Lane
City, State	Meadows Place, TX	Stafford, TX	Stafford, TX	Stafford, TX
Zip Code	77477	77477	77477	77477
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.38 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,000	\$219,900	\$235,000
List Price \$	--	\$206,000	\$219,900	\$235,000
Sale Price \$	--	\$185,000	\$214,600	\$235,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	1/24/2019	7/23/2018	9/25/2018
DOM · Cumulative DOM	-- · --	127 · 144	16 · 59	6 · 32
Age (# of years)	45	45	45	46
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,924	2,105	1,795	2,042
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	9	8	7	9
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes	--
Lot Size	0.17 acres	0.16 acres	0.18 acres	0.23 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$2,466	+\$1,806	-\$1,652
Adjusted Price	--	\$187,466	\$216,406	\$233,348

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 S1 living square footage is larger than the subject. It appears in average condition from the exterior.

Sold 2 S2 closed date is extended more than 3 months attributable to lack of recent similar sales in the area, best available utilized. Its living square footage is smaller than the subject. It appears in average condition from the exterior.

Sold 3 S3 closed date is extended more than 3 months attributable to lack of recent similar sales in the area, best available utilized. Its living square footage is larger than the subject. It appears in average condition from the exterior. Seller contributed \$5,000 to buyer costs.

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$222,000	\$222,000
Sales Price	\$217,000	\$217,000
30 Day Price	\$212,000	--

Comments Regarding Pricing Strategy

The value as of today is \$217,000. The typical marketing time is 78 days. The subject is within 2 miles of US-59. In the subject market, home value ranges from \$50,000 to \$260,000. The median home value in the subject neighborhood is \$130,000. The subject is conforming to the neighborhood.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.99 miles and the sold comps closed within the last 8 months. The market is reported as being stable in the last 6 months. In addition, there was a prior report completed 02/2019 and the prices agree. The price conclusion is deemed supported.

VIII. Property Images

Address 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$217,000



Subject 11719 Solano Ct

View Front



Subject 11719 Solano Ct

View Address Verification

VIII. Property Images (continued)

Address 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$217,000



Subject 11719 Solano Ct

View Street



Listing Comp 1 12226 Spring Grove Drive Drive

View Front

VIII. Property Images (continued)

Address 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$217,000



Listing Comp 2 12115 Meadowdale Drive

View Front



Listing Comp 3 12203 Meadow Berry Drive

View Front

VIII. Property Images (continued)

Address 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$217,000



Sold Comp 1 12319 Scottsdale Drive

View Front



Sold Comp 2 12339 Scarcella Lane

View Front

VIII. Property Images (continued)

Address 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$217,000

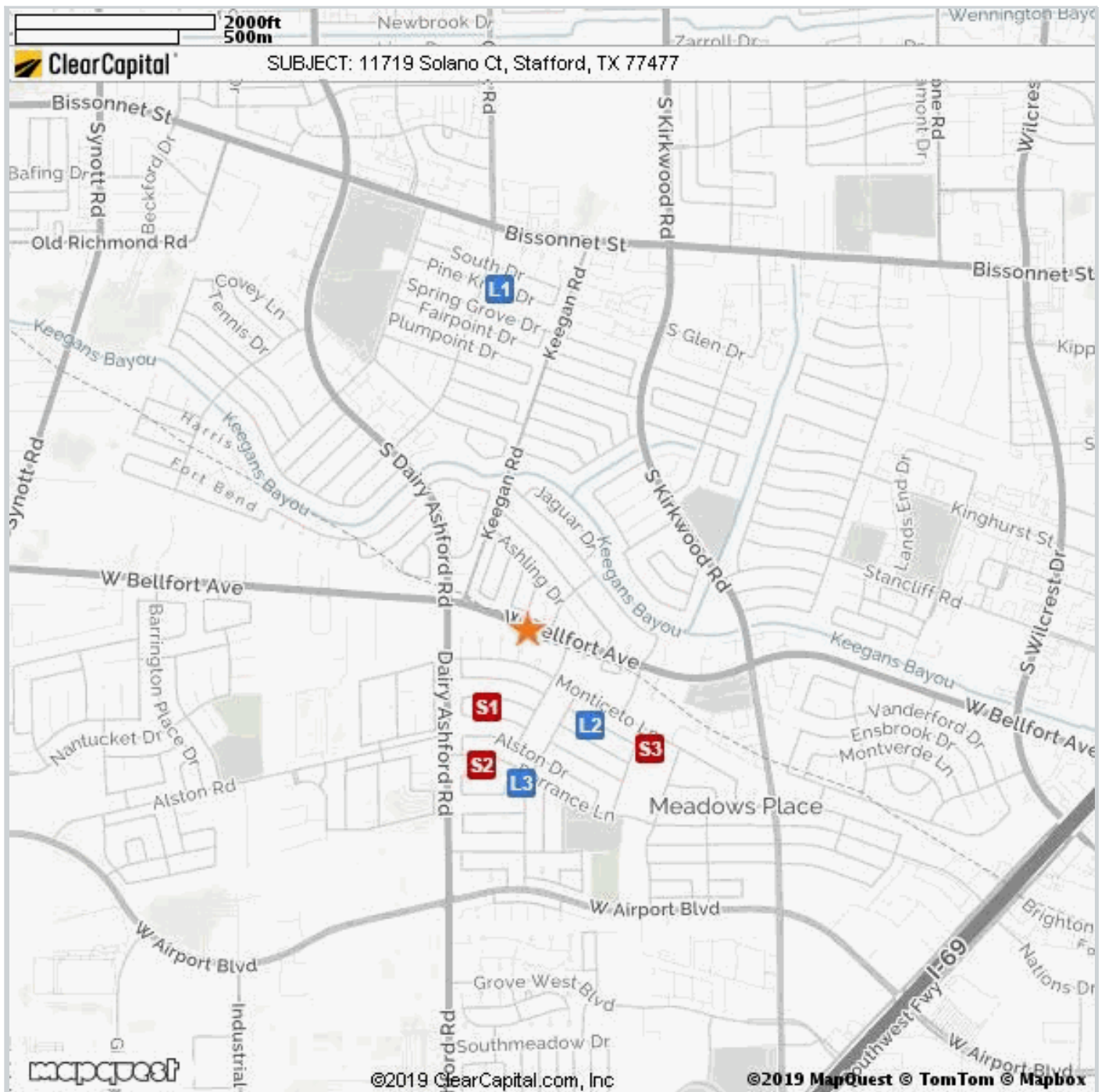


Sold Comp 3 11831 Meadowtrail Lane

View Front

ClearMaps Addendum

Address ★ 11719 Solano Court, Meadows Place, TX 77477
Loan Number 10001 **Suggested List** \$222,000 **Suggested Repaired** \$222,000 **Sale** \$217,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11719 Solano Ct, Stafford, TX	--	Parcel Match
L1 Listing 1	12226 Spring Grove Drive Drive, Houston, TX	0.99 Miles ¹	Parcel Match
L2 Listing 2	12115 Meadowdale Drive, Stafford, TX	0.32 Miles ¹	Parcel Match
L3 Listing 3	12203 Meadow Berry Drive, Stafford, TX	0.42 Miles ¹	Parcel Match
S1 Sold 1	12319 Scottsdale Drive, Stafford, TX	0.22 Miles ¹	Parcel Match
S2 Sold 2	12339 Scarcella Lane, Stafford, TX	0.38 Miles ¹	Parcel Match
S3 Sold 3	11831 Meadowtrail Lane, Stafford, TX	0.49 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

****If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible****

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject
2. One address verification photo
3. One street scene photo looking down the street
4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Larry Nguyen	Company/Brokerage	N/A
License No	451788		
License Expiration	04/30/2020	License State	TX
Phone	7135039444	Email	larrynguyen2005@hotmail.com
Broker Distance to Subject	4.79 miles	Date Signed	03/20/2019

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.