

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	610 Windsor Glen Drive, Katy, TX 77450	Order ID	6148231	Property ID	26380650
Inspection Date	04/23/2019	Date of Report	04/23/2019		
Loan Number	10010	APN	110-287-000-0070		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	CITL_BPO_04.22.19 - V2	Tracking ID 1	CITL_BPO_04.22.19 - V2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Edward L Mc Carthy Sr	Subject is average maintained and in good condition on cul-de-sac street.
R. E. Taxes	\$7,341	
Assessed Value	\$285,113	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Nottingham Country HOA 281-463-1777	
Association Fees	\$300 / Year (Pool,Tennis,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Average maintained area, with Tennis courts, pool, park, playgrounds, close to shopping, dining, schools. Subdivision backs to High School sports fields.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$249,900 High: \$321,480	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	610 Windsor Glen Drive	515 Windsor Glen Dr	20731 Chestnut Hills Dr	402 Candover Ct
City, State	Katy, TX	Katy, TX	Katy, TX	Katy, TX
Zip Code	77450	77450	77450	77450
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.07 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$279,000	\$290,000
List Price \$	--	\$270,000	\$279,000	\$290,000
Original List Date		04/10/2019	04/09/2019	04/01/2019
DOM · Cumulative DOM	-- · --	13 · 13	14 · 14	22 · 22
Age (# of years)	41	40	40	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,511	2,472	2,952	2,482
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 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 Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.17 acres	0.20 acres	0.18 acres	0.18 acres
Other	--	--	--	--

* Listing 3 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.

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

- Listing 1** Adjustment Lot - \$4,700; Pool/Spa + \$10,000; bedroom + \$1,000 makes value \$276,300 One story. Located on clu-de-sac lot, both formals, fireplace, covered patio. Close to shopping, restaurants.
- Listing 2** Adjustment Lot - \$1,700; GLA - \$6,600 makes value \$270,700 Shed in back yard, formal dining room, crown molding, quartz counters, CirrusAir filtration system, custom built-ins, pool, spa, fire/pit. Close to shopping, dining.
- Listing 3** Adjustment Lot - \$1,700; bath - \$1,000 makes value \$287,300. Cosiest in Features. On large corner cul-de-sac lot with pool, storage shed in back yard, covered patio, garage access thru alley. Granite counters, under cabinet lighting, smooth cooktop, secondary bedrooms up with hollywood bath. Fresh paint, solar screens, blinds, gutters.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	610 Windsor Glen Drive	21107 Park Villa Dr	711 Endell Ct	926 Rennie Dr
City, State	Katy, TX	Katy, TX	Katy, TX	Katy, TX
Zip Code	77450	77450	77450	77450
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.73 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$2,583,900	\$278,000
List Price \$	--	\$259,999	\$276,900	\$278,000
Sale Price \$	--	\$263,000	\$271,050	\$273,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/31/2018	01/25/2019	02/21/2019
DOM · Cumulative DOM	-- · --	21 · 45	81 · 84	36 · 78
Age (# of years)	41	43	44	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,511	3,020	2,356	2,570
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	8	9
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 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 Spa - Yes	Pool - Yes Spa - Yes	--
Lot Size	0.17 acres	0.20 acres	0.23 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,200	-\$5,500	+\$7,900
Adjusted Price	--	\$248,800	\$265,550	\$280,900

* 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.

Recent Sales - Cont.

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

- Sold 1** Adjustment Lot - \$4,600; GLA - \$7,600; bath - \$1,000; bedroom - \$1,000 makes value \$248,800. Move in ready, on corner lot, heated pool/spa all new equipment, garden area, fresh designer paint updated, flexible bedroom, two bedrooms down, no carpet down,
- Sold 2** Adjustment Lot - \$7,800; GLA + \$2,300 makes value \$265,550 Closest in features. New wood floors down both living areas, recent carpet upstairs, full baths with new tile and upgraded counters, new roof 2017, PEX plumbing 2013
- Sold 3** Adjustment Lot - \$2,100; Pool/Spa + \$10,000 makes value \$280,990 Never flooded. Close to park and elementary school, hardwood flooring dining room, breakfast area over looks back yard, granite counters, tile floors, master bay window, walk in closet.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sales or listing history in MLS archives			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$272,500	\$272,500
Sales Price	\$270,500	\$270,500
30 Day Price	\$265,500	--
Comments Regarding Pricing Strategy		
With consideration given to both list and sold comps have placed most weight on sold comps. Due to lack of two story comps with in market area and GLA it was necessary to use a one story list comp.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
-------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Subject Photos



Front



Address Verification



Street



Other

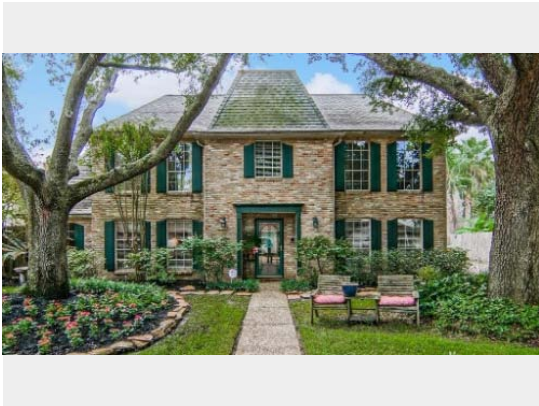
Listing Photos

L1 515 WINDSOR GLEN DR
Katy, TX 77450



Other

L2 20731 CHESTNUT HILLS DR
Katy, TX 77450



Other

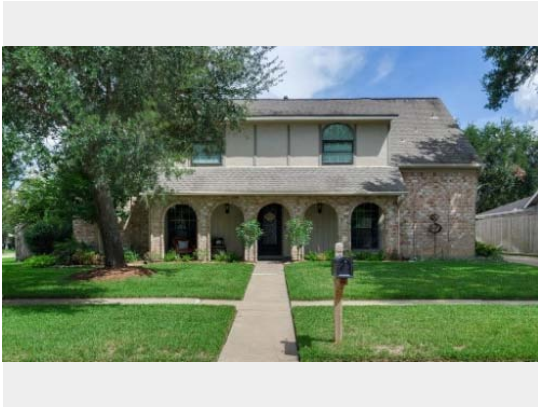
L3 402 CANDOVER CT
Katy, TX 77450



Other

Sales Photos

S1 21107 PARK VILLA DR
Katy, TX 77450



Other

S2 711 ENDELL CT
Katy, TX 77450



Other

S3 926 RENNIE DR
Katy, TX 77450



Other

ClearMaps Addendum

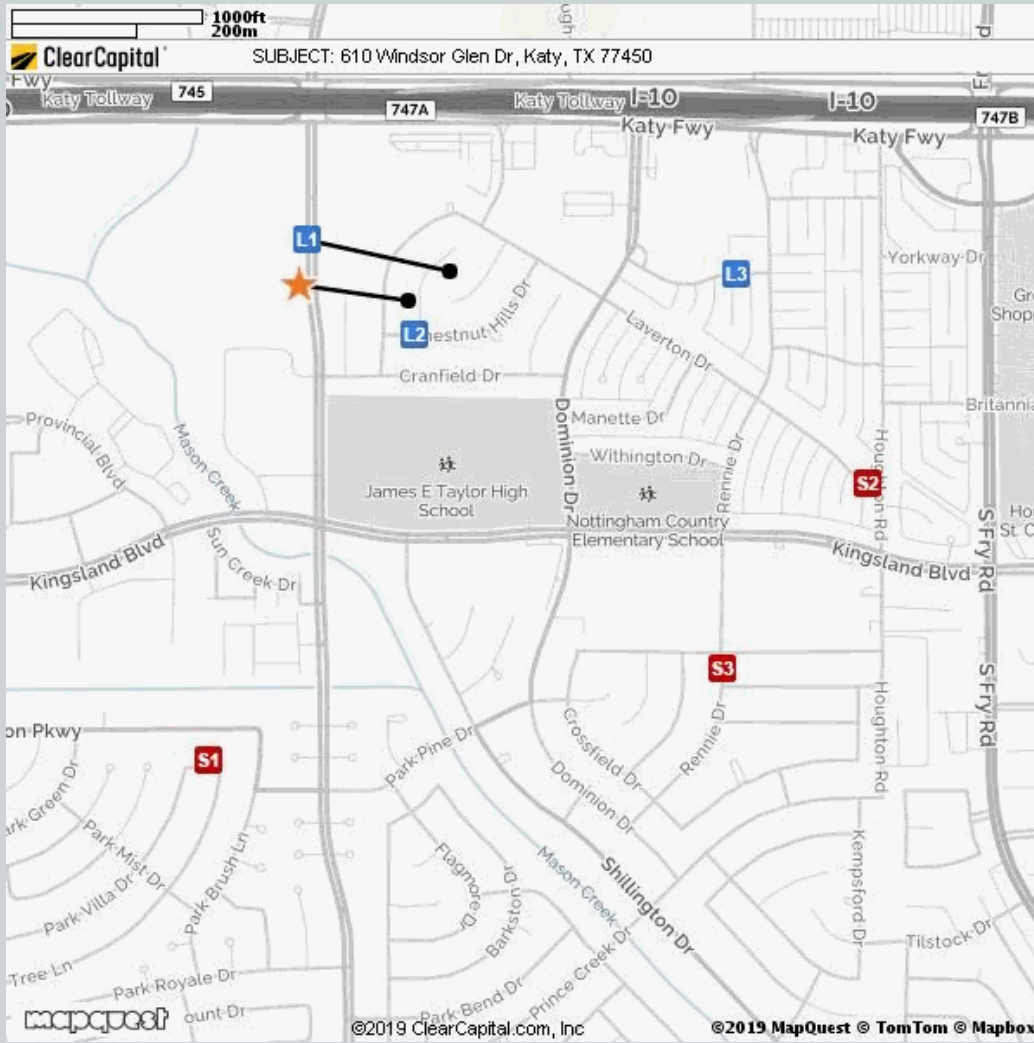
Address ★ 610 Windsor Glen Drive, Katy, TX 77450

Loan Number 10010

Suggested List \$272,500

Suggested Repaired \$272,500

Sale \$270,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	610 Windsor Glen Dr, Katy, TX	--	Parcel Match
L1	515 Windsor Glen Dr, Katy, TX	0.08 Miles ¹	Parcel Match
L2	20731 Chestnut Hills Dr, Katy, TX	0.07 Miles ¹	Parcel Match
L3	402 Candover Ct, Katy, TX	0.47 Miles ¹	Parcel Match
S1	21107 Park Villa Dr, Katy, TX	0.77 Miles ¹	Parcel Match
S2	711 Endell Ct, Katy, TX	0.73 Miles ¹	Parcel Match
S3	926 Rennie Dr, Katy, TX	0.73 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

Report Instructions

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

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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	Beverly Brooks	Company/Brokerage	BROOKS REALTY SERVICE
License No	456262	Address	20300 SAUMS RD #901 KATY TX 77449
License Expiration	06/30/2019	License State	TX
Phone	8322708420	Email	bjbrooks42@gmail.com
Broker Distance to Subject	1.46 miles	Date Signed	04/23/2019

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.