

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	5446 35th Avenue Sw, Seattle, WA 98126	Order ID	6124348	Property ID	26286773
Inspection Date	04/02/2019	Date of Report	04/03/2019		
Loan Number	29960	APN	7312400160		
Borrower Name	CRE	County	King		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_4.1.19	Tracking ID 1	CS_AgedBPOs_4.1.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CHAMPERY RENTAL REO LLC	At the time of the drive-by there was no evidence of any deferred maintenance or defects that needed to be addressed.
R. E. Taxes	\$4,450	
Assessed Value	\$489,000	
Zoning Classification	Single family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Dead bolt.)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Marketability of the area is excellent based on the average marketing time of 26 days, there is good access to community support services, employment, schools, parks, shopping and city amenities are within .5 miles. Currently there is an under supply of active listings.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$385,500 High: \$1,190,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5446 35th Avenue Sw	5253 35th Ave Sw	6348 38th Ave Sw	4711 26th Ave Sw
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98126	98126	98126	98106
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.12 ¹	0.55 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$540,000	\$765,000	\$589,950
List Price \$	--	\$540,000	\$765,000	\$589,950
Original List Date		03/27/2019	03/28/2019	02/01/2019
DOM · Cumulative DOM	-- · --	7 · 7	6 · 6	61 · 61
Age (# of years)	94	91	96	92
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Colonial	1 Story Colonial	2 Stories Colonial	1.5 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,710	910	1,750	1,400
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 2	3 · 3 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	10%	0%	100%
Basement Sq. Ft.	900	710	880	1,020
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.06 acres	.15 acres	.13 acres
Other	None	None	None	None

* 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.

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

Listing 1 Inferior to the subject because it has a smaller gross living area.

Listing 2 Most similar gross living area and features to the subject.

Listing 3 Inferior to the subject because it has a smaller gross living area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5446 35th Avenue Sw	5449 35th Ave Sw	4850 35th Ave Sw	5202 Delridge Way Sw
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98126	98126	98126	98106
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.04 ¹	0.36 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$550,000	\$559,995
List Price \$	--	\$485,000	\$550,000	\$559,995
Sale Price \$	--	\$460,000	\$520,000	\$559,995
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	10/24/2018	02/20/2019	09/24/2018
DOM · Cumulative DOM	-- · --	26 · 63	103 · 111	9 · 42
Age (# of years)	94	101	96	61
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Colonial	1 Story Colonial	1.5 Stories Colonial	1.5 Stories Cape Cod
# Units	1	1	1	1
Living Sq. Feet	1,710	1,330	1,770	1,910
Bdrm · Bths · ½ Bths	4 · 3	2 · 1	4 · 2 · 1	4 · 2
Total Room #	8	6	8	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	15%	100%	0%
Basement Sq. Ft.	900	1,330	990	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.10 acres	.11 acres	.08 acres
Other	None	None	None	None
Net Adjustment	--	+\$68,950	-\$4,650	+\$17,000
Adjusted Price	--	\$528,950	\$515,350	\$576,995

* 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** Inferior to the subject because it has a smaller gross living area, features less bedrooms and bathrooms. Adjustments: GLA +\$24700, bedrooms +\$15000, bathrooms +\$15000, parking -\$10000, basement -\$10750, condition +\$35000.
- Sold 2** Most similar comparable sale because of its gross living area, features and condition. Adjustments: GLA -\$3900, bathrooms +\$1500, basement -\$2250.
- Sold 3** Inferior to the subject because it has no basement. Adjustments: GLA -\$13000, bathrooms +\$7500, basement +\$22500.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed and cancelled after less than 30 days on the market.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/31/2018	\$499,900	--	--	Cancelled	09/24/2018	\$499,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$535,000	\$535,000
Sales Price	\$535,000	\$535,000
30 Day Price	\$535,000	--
Comments Regarding Pricing Strategy		
<p>The subject was recently listed on the MLS but received no offers. It has been updated from its previous condition with new exterior paint and siding and new roof. No structural problems were noted. The subject is on a busy arterial which will impact the decision of some buyers. From the exterior the subject is in marketable condition. The subject is in average condition for its age and conforms to the neighborhood. There is purchaser demand for the neighborhood based on the average marketing time of 26 days. A 90-120 day value cannot be calculated correctly for this market because that is 3-4 times longer than the average marketing time and it is common for properties to sell for more than list value in this market. Currently there is an under supply of competitive listings and the market is driven by fair market sales. The most weight is being given to sales #1 and #2 because they are on the same busy street. The house number has been removed to paint the exterior, the address was verified using the parcel records from the county and a picture of the street sign and neighboring property was taken.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.74 miles and the sold comps closed
Notes within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

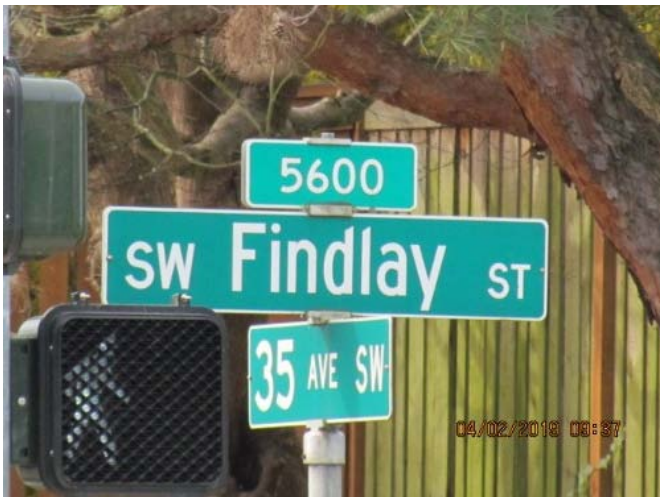
Subject Photos



Front



Address Verification



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Street

Listing Photos

L1 5253 35th Ave SW
Seattle, WA 98126



Front

L2 6348 38th Ave SW
Seattle, WA 98126



Front

L3 4711 26th Ave SW
Seattle, WA 98106



Front

Sales Photos

S1 5449 35th Ave SW
Seattle, WA 98126



Front

S2 4850 35th Ave SW
Seattle, WA 98126



Front

S3 5202 Delridge Way SW
Seattle, WA 98106



Front

ClearMaps Addendum

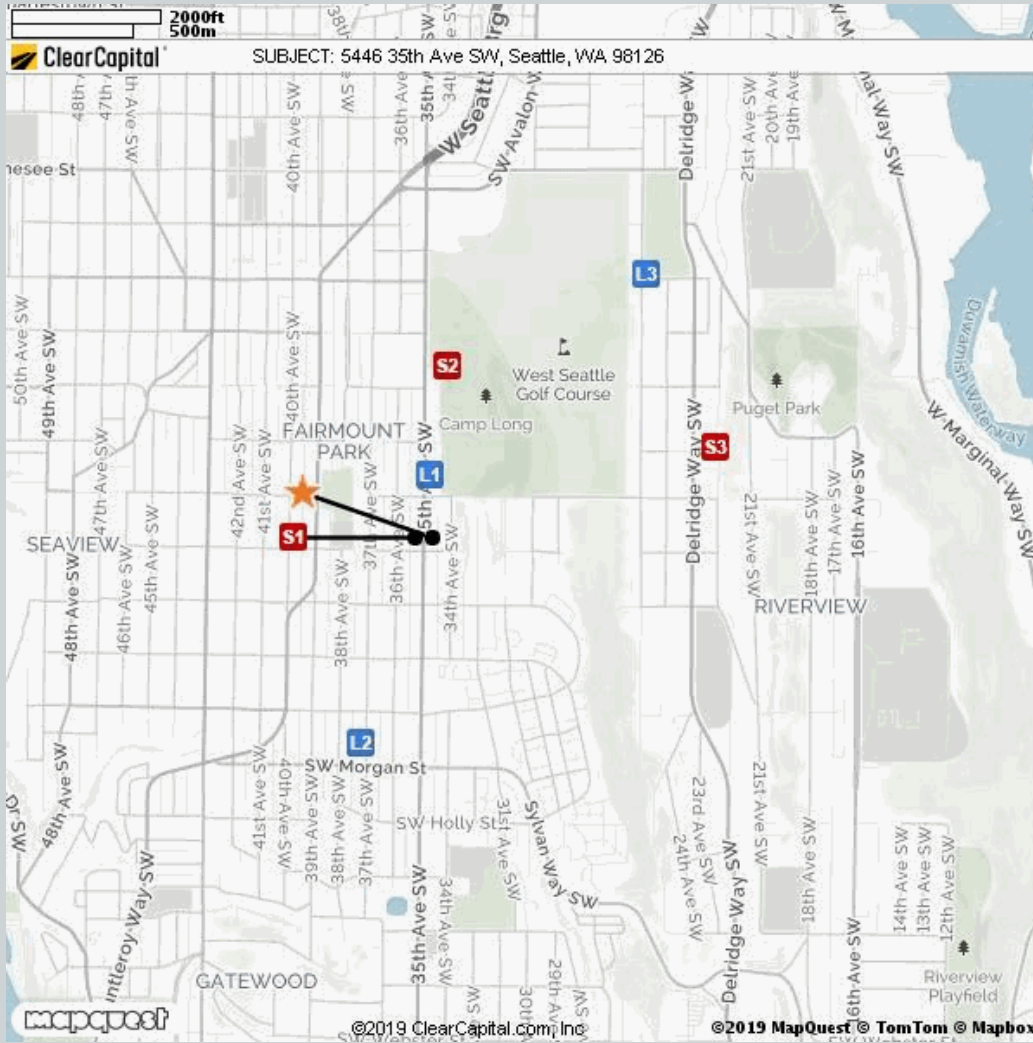
Address ★ 5446 35th Avenue Sw, Seattle, WA 98126

Loan Number 29960

Suggested List \$535,000

Suggested Repaired \$535,000

Sale \$535,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5446 35th Ave Sw, Seattle, WA	--	Parcel Match
L1	5253 35th Ave Sw, Seattle, WA	0.12 Miles ¹	Parcel Match
L2	6348 38th Ave Sw, Seattle, WA	0.55 Miles ¹	Parcel Match
L3	4711 26th Ave Sw, Seattle, WA	0.74 Miles ¹	Parcel Match
S1	5449 35th Ave Sw, Seattle, WA	0.04 Miles ¹	Parcel Match
S2	4850 35th Ave Sw, Seattle, WA	0.36 Miles ¹	Parcel Match
S3	5202 Delridge Way Sw, Seattle, WA	0.65 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	Michael Connell	Company/Brokerage	TheMLSonline.com, Inc.
License No	7333	Address	1750 112th Ave NE #D149 Bellevue WA 98004
License Expiration	03/08/2021	License State	WA
Phone	4254676577	Email	mconnell@themlsonline.com
Broker Distance to Subject	10.03 miles	Date Signed	04/03/2019

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

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.