

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	416 Anson Avenue, Rohnert Park, CA 94928	Order ID	6007682	Property ID	25701692
Inspection Date	11/29/2018	Date of Report	11/30/2018		
Loan Number	30839	APN	143-141-015		
Borrower Name	RPL02				

Tracking IDs

Order Tracking ID	CS_FundingBatch48_11.29.18	Tracking ID 1	CS_FundingBatch48_11.29.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	All information was taken from the tax records and prior MLS #21822776 when the property was last listed on 8/31/2018 for \$449,900 and withdrawn from the market on 11/6/2018. Subject is a 1 story home with an attached 2 car garage, fireplace in the living room and a patio in the backyard. There are no apparent adverse influences on the property.	
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Listing Agency/Firm		MLS #21822776 - Listed on 8/31/2018 for \$449,900, Withdrawn on 11/6/2018. MLS #6602840 - Listed on 3/29/1996 for \$149,000, Expired on 9/25/1996. Tax records also show a prior sale on 6/27/2017 for \$353,500.	
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08/31/2018	\$449,900	10/18/2018	\$419,900	Withdrawn	11/06/2018	\$419,900	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Located in an older neighborhood of similar type 1 story homes, on similar lot sizes with similar square footage. Most of the homes have been well maintained. The subject is located close to schools, shopping, public transportation and parks and recreation. There are 2 City owned 18 hole golf courses with reduced rates for residents. The market in this area and price range is made up primarily of Fair Market listings and sales.	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$570,000		
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	416 Anson Avenue	7609 Bobbie Way	200 Alma Avenue	7698 Adrian Drive
City, State	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA
Zip Code	94928	94928	94928	94928
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.28 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$539,900	\$538,000	\$569,950
List Price \$	--	\$519,900	\$538,000	\$549,950
Original List Date		10/19/2018	09/03/2018	09/24/2018
DOM · Cumulative DOM	-- · --	41 · 42	85 · 88	63 · 67
Age (# of years)	58	49	61	58
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	1,409	1,188	1,388	1,509
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 2
Total Room #	7	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	--	--	--	--
Lot Size	0.15 acres	0.14 acres	0.16 acres	0.14 acres
Other	Fireplace	None	Fireplace	Fireplace

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

- Listing 1** Similar location and style, newer, less square footage, 3BR/2BA, no fireplace. Fair Market Sale - no fireplace, open concept kitchen with white wood cabinets and new SS appliances, new flooring throughout, new roof, large backyard with huge deck.
- Listing 2** Similar location, style and age, less square footage, 3BR/2BA, larger lot size. Fair Market Sale - fireplace in living room, fenced-in covered courtyard, vaulted beam ceilings and updated kitchen with new flooring, island and lighting, new carpet in all bedrooms, large backyard.
- Listing 3** Similar location, style and age, more square footage, 3BR/2BA, similar lot size. Fair Market Sale - fireplace in family room, central A/C and newer furnace, dual pane windows, updated kitchen and bathrooms, permitted bonus room, outbuilding storage and rear patio.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	416 Anson Avenue	328 Allan Avenue	487 Anson Avenue	443 Ava Avenue
City, State	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA	Rohnert Park, CA
Zip Code	94928	94928	94928	94928
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.22 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$544,900	\$599,000	\$584,000
List Price \$	--	\$528,800	\$565,800	\$579,000
Sale Price \$	--	\$522,200	\$555,000	\$565,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	11/7/2018	10/18/2018	11/15/2018
DOM · Cumulative DOM	-- · --	58 · 67	76 · 77	56 · 64
Age (# of years)	58	60	56	58
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	1,409	1,210	1,200	1,680
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 2
Total Room #	7	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.14 acres	0.15 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$13,450	+\$12,950	-\$14,050
Adjusted Price	--	\$535,650	\$567,950	\$550,950

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

- Sold 1** Adjustments made for age (+\$1,000), square footage (+\$9,950) and room count (+\$2,500) for a total of +\$13,450. Fair Market Sale - there was a seller financing concession (amount unknown) - fireplace in living room, large patio area, lawn, vegetable garden area, trees and a large shed, updated kitchen with white cabinets and tile floors, dining room, new carpets in bedrooms and hall.
- Sold 2** Adjustments made for age (-\$1,000), square footage (+\$10,040), room count (+\$2,500) and lot size (+\$1,000) for a total of +\$12,950. Fair Market Sale - there were no seller financing concessions - fireplace in family room, central A/C, kitchen with new cabinets, quartz counter tops and SS appliances, custom two tone paint inside and outside, new roof overlay, new heating system.
- Sold 3** Adjustments made for square footage (-\$13,550), 2nd fireplace (-\$3,000) and room count (+\$2,500) for a total of -\$14,050. Fair Market Sale - there was a seller financing concession (amount unknown) - fireplace in family and living rooms, RV/boat parking, kitchen with granite counter tops and SS appliances, storage/work room, solar panels, newer roof and gutters.

* Sold 3 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	\$549,000	\$549,000
Sales Price	\$545,000	\$545,000
30 Day Price	\$535,000	--

Comments Regarding Pricing Strategy

There is very little inventory currently on the market or that has recently closed escrow. Lack of inventory is a direct result of last year's North Bay Wildfires, which destroyed over 6,000 homes in Sonoma County. Due to the lack of inventory, I had to expand distance (radius of 1 mile) and square footage (+/- 20%) in order to find comps that were somewhat similar to the subject. The comps that I have used are the best available and have been taken from similar type areas. Value was determined by a comparison in age, square footage, lot size, location and condition of the properties. Median price in Sonoma County in October of 2017, was \$646,000, and in October of 2018, it was \$649,500, unchanged. In the Rohnert Park/Cotati area, where the subject property is located, the median price in October of 2017, was \$555,000, and in October of 2018, it was \$589,000, an increase of approximately 6%.

VII. 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.

VIII. Property Images

Address 416 Anson Avenue, Rohnert Park, CA 94928
Loan Number 30839

Suggested List \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Subject 416 Anson Ave

View Front



Subject 416 Anson Ave

View Address Verification

VIII. Property Images (continued)

Address 416 Anson Avenue, Rohnert Park, CA 94928
Loan Number 30839 **Suggested List** \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Subject 416 Anson Ave

View Street



Listing Comp 1 7609 Bobbie Way

View Front

VIII. Property Images (continued)

Address 416 Anson Avenue, Rohnert Park, CA 94928
Loan Number 30839

Suggested List \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Listing Comp 2 200 Alma Avenue

View Front



Listing Comp 3 7698 Adrian Drive

View Front

VIII. Property Images (continued)

Address 416 Anson Avenue, Rohnert Park, CA 94928
Loan Number 30839 **Suggested List** \$549,000 **Suggested Repaired** \$549,000 **Sale** \$545,000



Sold Comp 1 328 Allan Avenue

View Front



Sold Comp 2 487 Anson Avenue

View Front

VIII. Property Images (continued)

Address 416 Anson Avenue, Rohnert Park, CA 94928
Loan Number 30839 **Suggested List** \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Sold Comp 3 443 Ava Avenue

View Front

ClearMaps Addendum

Address ★ 416 Anson Avenue, Rohnert Park, CA 94928

Loan Number 30839

Suggested List \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	416 Anson Ave, Rohnert Park, CA	--	Parcel Match
L1 Listing 1	7609 Bobbie Way, Rohnert Park, CA	0.39 Miles ¹	Parcel Match
L2 Listing 2	200 Alma Avenue, Rohnert Park, CA	0.28 Miles ¹	Parcel Match
L3 Listing 3	7698 Adrian Drive, Rohnert Park, CA	0.40 Miles ¹	Parcel Match
S1 Sold 1	328 Allan Avenue, Rohnert Park, CA	0.16 Miles ¹	Parcel Match
S2 Sold 2	487 Anson Avenue, Rohnert Park, CA	0.22 Miles ¹	Parcel Match
S3 Sold 3	443 Ava Avenue, Rohnert Park, CA	0.14 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.

*** 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 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	Giff Cummings	Company/Brokerage	Bradley Rea Estate
License No	00976544		
License Expiration	12/11/2019	License State	CA
Phone	7074842854	Email	michgiff@aol.com
Broker Distance to Subject	6.50 miles	Date Signed	11/29/2018

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 Valuation Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.