

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	17533 187th Place Se, Renton, WA 98058	Order ID	6164267	Property ID	26447049
Inspection Date	05/07/2019	Date of Report	05/08/2019		
Loan Number	31401	APN	701930330		
Borrower Name	CRE	County	King		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_5.7.19	Tracking ID 1	CS_AgedBPOs_5.7.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Champerly Real Estate 2015, LLC	No items that would negatively affect a resale of the subject- Exterior condition comparable to the surrounding properties which show owner care and upkeep. Cul- De-Sac Location
R. E. Taxes	\$8,356	
Assessed Value	\$621,000	
Zoning Classification	RA5SO	
Property Type	SFR	
Occupancy	Occupied	
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	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Location of single family detached owner occupied dwellings that show owner care. Close to newer constructions. Mix or older and new homes that have a mix of designs and square footage
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$650,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	17533 187th Place Se	18010 E Spring Lake Dr Se	18546 174th Pl Se	18104 E Spring Lake Dr Se
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98058	98058	98058	98058
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	1.10 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$619,000	\$734,950	\$874,888
List Price \$	--	\$619,000	\$734,950	\$874,888
Original List Date		04/11/2019	03/21/2019	05/03/2019
DOM · Cumulative DOM	-- · --	3 · 27	39 · 48	4 · 5
Age (# of years)	22	30	20	40
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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,580	2,160	3,480	1,930
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 3	5 · 2 · 1
Total Room #	63	5	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	100%	0%	0%	100%
Basement Sq. Ft.	1,100	--	--	1,370
Pool/Spa	--	--	--	--
Lot Size	.67 acres	.74 acres	.26 acres	.62 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 Deck-fenced-1 fireplace-outbuilding-patio-Comparable location and neighborhood as the subject-no negative items-no buyer incentives offered by the seller-pending sale that has not closed

Listing 2 Deck-fenced-2 fireplaces-Hot tub-Comparable location and neighborhood as the subject-no negative items-no buyer incentives offered by the seller-pending sale that has not closed

Listing 3 Deck-1 fireplace-patio-Comparable location and neighborhood as the subject-no negative items-no buyer incentives offered by the seller-pending sale that has not closed

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17533 187th Place Se	17407 187th PI Se	17508 190th Ave Se	16628 Se 161st St
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98058	98058	98058	98058
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.10 ¹	1.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$775,000	\$734,500	\$789,000
List Price \$	--	\$749,000	\$734,500	\$799,000
Sale Price \$	--	\$720,000	\$734,500	\$784,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/12/2018	04/24/2019	02/07/2019
DOM · Cumulative DOM	-- · --	124 · 147	8 · 41	100 · 148
Age (# of years)	22	28	28	15
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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,580	3,520	3,060	3,060
Bdrm · Bths · ½ Bths	4 · 3	4 · 4 · 1	3 · 2 · 1	4 · 4
Total Room #	63	6	5	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	100%	0%	0%	100%
Basement Sq. Ft.	1100	--	--	1,010
Pool/Spa	--	--	--	--
Lot Size	.67 acres	.50 acres	.47 acres	.15 acres
Other	None	None	None	None
Net Adjustment	--	-\$35,000	+\$15,000	-\$28,500
Adjusted Price	--	\$685,000	\$749,500	\$756,000

* 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** +\$25000 inferior bsmt area/- \$50000 superior sqft/- \$10000 superior bthrm count/2 fireplaces-patio-outbuilding-Similar neighborhood and location as the subject-no negative items-no buyer incentives paid by the seller-
- Sold 2** +\$25000 inferior bsmt area/+ \$10000 inferior rm-bdrm count/+ \$5000 seller paid buyer closing costs/- \$25000 superior sqft/Deck-Hot tub/outbuilding/2 fireplaces- Similar neighborhood and location as the subject-no negative items
- Sold 3** +\$1500 seller paid buyer closing costs/- \$25000 superior sqft/- \$5000 superior bthrm coun/Deck-partially fenced-1 fireplace-Similar neighborhood and location as the subject-no negative items-no buyer incentives paid by the seller-

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Maxim Properties	None					
Listing Agent Name	Polly Watts						
Listing Agent Phone	253-389-0403						
# 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
04/04/2019	\$749,900	--	--	Pending/Contract	04/10/2019	\$749,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$755,000	\$755,000
Sales Price	\$749,900	\$749,900
30 Day Price	\$745,000	--
Comments Regarding Pricing Strategy		
<p>Increasing population, high employment opportunities declining inventory and appreciating values are stimulating this market. Listed properties will often have final selling value higher than the final list valuation due to market competition and multiple offers. This market trend is expected to continue for the next 3 to 6 months. The major portion of the listed and sold inventory is in average and above in this market and buyers expect homes to be in move in condition with updating and remodeling. All of the comps would reasonably attract the same buyer as the subject. . The primary search criteria and most weight for comparables were given to location, square footage, and condition. Comparables located in the county records that were not sold through the local MLS were not used because of the inability to verify the statistical information. Additional comps considered but not selected due to updated condition and/or GLA out of evaluation criteria: 17433 190th Ave SE, Renton-17719 E Lake Desire Dr SE, Renton</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. The as-is conclusion appears
Notes to be adequately supported. The as-is conclusion is generally in line with the prior report completed 11/2018.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 18010 E Spring Lake Dr SE
Renton, WA 98058



Garage

L2 18546 174th PI SE
Renton, WA 98058



Front

L3 18104 E Spring Lake Dr SE
Renton, WA 98058



Front

Sales Photos

S1 17407 187th PI SE
Renton, WA 98058



Front

S2 17508 190th Ave SE
Renton, WA 98058



Front

S3 16628 SE 161st St
Renton, WA 98058



Front

ClearMaps Addendum

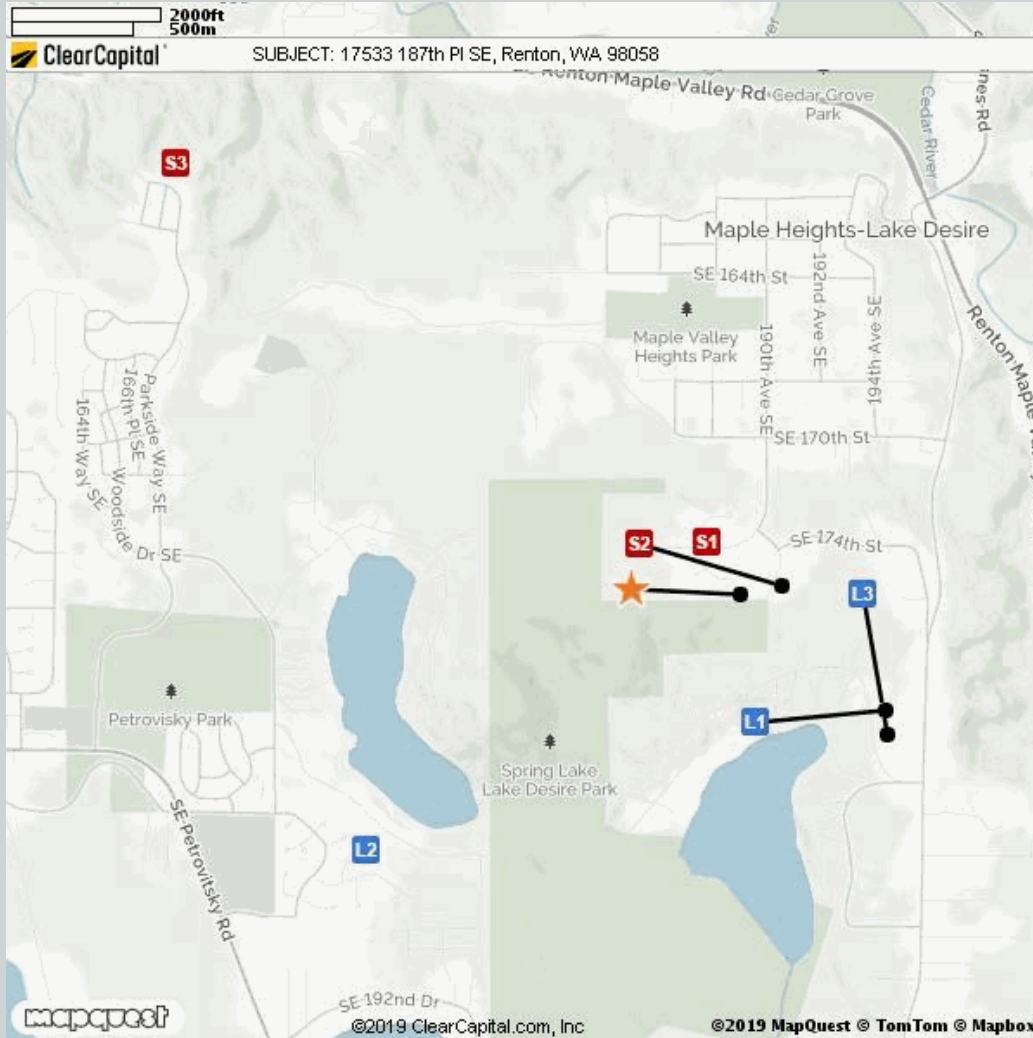
Address ★ 17533 187th Place Se, Renton, WA 98058

Loan Number 31401

Suggested List \$755,000

Suggested Repaired \$755,000

Sale \$749,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17533 187th PI Se, Renton, WA	--	Parcel Match
L1	18010 E Spring Lake Dr Se, Renton, WA	0.43 Miles ¹	Parcel Match
L2	18546 174th PI Se, Renton, WA	1.10 Miles ¹	Parcel Match
L3	18104 E Spring Lake Dr Se, Renton, WA	0.47 Miles ¹	Parcel Match
S1	17407 187th PI Se, Renton, WA	0.14 Miles ¹	Parcel Match
S2	17508 190th Ave Se, Renton, WA	0.10 Miles ¹	Parcel Match
S3	16628 Se 161st St, Renton, WA	1.65 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	George Noble	Company/Brokerage	Green Stone Properties Inc
License No	13936	Address	5123 Cloverdale Place S Seattle WA 98118
License Expiration	11/22/2019	License State	WA
Phone	2067226770	Email	gsp1089@aol.com
Broker Distance to Subject	10.14 miles	Date Signed	05/08/2019

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.