

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	1116 E 64th Street, Tacoma, WA 98404	Order ID	6044240	Property ID	25901777
Inspection Date	01/11/2019	Date of Report	01/14/2019		
Loan Number	31961	APN	0320272075		
Borrower Name	BPF2				

Tracking IDs

Order Tracking ID	CS_FundingBatch53_01.10.2019	Tracking ID 1	CS_FundingBatch53_01.10.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject is a one story home with an attached one car garage. The home has a landscaped front yard, a concrete parking pad in front of the garage and a fenced back yard. There was a light on in the home and it appeared that is was occupied, but occupancy could not be verified. The home is in good condition other than some paint repairs to the left side of the home. The roof looks newer, as does the rest of the paint on the home. Other than the paint on the left side, the home appears to be in a good condition, consistent or slightly better than the average home in the area.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,500		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		Was listed in 2011, listing expired.	
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	Excellent	The subject is located in a residential neighborhood within the city of Tacoma on its east side. The streets are paved and the city provides all utilities. The area is built out with little to no room for new development. The streets are laid out in a standard grid division of city blocks. All amenities are available locally. Local economy is strong, with a growing workforce and low unemployment. long term market looks very favorable.	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$450,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1116 E 64th Street	5801 E Roosevelt Ave	1206 61st St E	7617 S C St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98404	98404	98404	98408
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.20 ¹	1.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$240,000	\$269,000
List Price \$	--	\$225,000	\$250,000	\$230,000
Original List Date		07/06/2018	09/19/2018	07/20/2018
DOM · Cumulative DOM	-- · --	141 · 192	1 · 117	23 · 178
Age (# of years)	67	48	49	58
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,056	1,072	1,011	1,148
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	3 · 1	3 · 1 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.11 acres	0.14 acres	0.17 acres
Other	--	--	--	--

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

- Listing 1** Sold by city, special income restrictions. condition assumed similar or a little better, similar overall. mls notes****Agent Only Remarks: READ ATTACHED DOCS PRIOR TO CALLING LA. DO NOT CALL SELLER! BUYERS MUST BE PREAPPROVED WITH & USE LENDERS ON ATTACHED LIST PRIOR TO SUBMITTING OFFER.BUYERS PACKAGE ATTACHED. Buyers must qualify at 80% of AMI/or below/Owner occupied buyers. WFG T/E Marketing Remarks: Newly remodeled rambler with 4 bed and 2 bth! Brand new fully fenced back yard plus one a car attached garage. All Buyers must be Owner Occupied and Income Qualify at 80% of the Area Medium Income. Property Qualifies for Down Payment Assistance Programs and a Grant up to \$45,000 toward the Purchase Price! Call your Agent for all information and Program Guidelines
- Listing 2** Smaller home, recently upgraded, condition assumed better. MLS notes****Marketing Remarks: This property was off market to bring it up to date. It is ready to move in! This is a cozy rambler with a wood burning chimney, new wood floors, roof, deck, windows, amazing cork counters, new ss appliances, paint and carpet. This cozy house has 3 bedrooms and 1 bathroom, fully fenced backyard and a one-year home warranty is included.
- Listing 3** Slightly larger home, has new roof, condition overall assumed similar. has extra .5 bath. Pending offer. MLS notes**** Conveniently located to all amenities. 3 bedroom, 1.5 bathroom, 1,148 square feet home. New roof and electrical meter. Great investment opportunity. Good sized bedrooms and open kitchen area. Back slider leads to a wood deck and a fully fenced yard. Attached 1 car garage. RV Parking. Come check it out.

* Listing 1 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	1116 E 64th Street	6750 East B St	606 East 68th St	213 East 65th St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98404	98404	98404	98404
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.46 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,000	\$230,000	\$245,000
List Price \$	--	\$219,000	\$230,000	\$245,000
Sale Price \$	--	\$219,000	\$232,000	\$245,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	8/1/2018	7/20/2018	11/2/2018
DOM · Cumulative DOM	-- · --	35 · 114	5 · 48	5 · 49
Age (# of years)	67	36	68	51
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,056	960	1,028	1,056
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.12 acres	0.15 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,300	+\$2,400	-\$8,850
Adjusted Price	--	\$222,300	\$234,400	\$236,150

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

- Sold 1** Smaller home, sold by city of Tacoma with some income restrictions. Home is in an assumed similar or just slightly better condition. Adjust down for paint on exterior \$1500 and then up for size \$4800. MLS notes****Agent Only Remarks: DO NOT CALL SELLER! BUYERS MUST BE PREAPPROVED & USE ONE OF THE LENDERS ATTACHED PRIOR TO SUBMITTING OFFER. BUYERS PACKAGE ATTACHED. Marketing Remarks: Fantastic 3 Bedroom 1 bath remodel on fully fenced corner lot. WOW. Master bedroom has double closets with pass through guest bath. Large yard with deck, wood burning fireplace, gas heat, 1 car garage and tons of storage space. All Buyers must be Owner Occupied and Income Qualify at 80% of the Area Medium Income. Property Qualifies for Down Payment Assistance Programs and a Grant up to \$43,800 toward the Purchase Price! Call your Agent for all information and Program Information. Information
- Sold 2** Similar aged and sized home. condition assumed similar. has carport instead of garage, second bath. Adjust up for garage \$4500 and for size \$1400 and down for bath \$3500. MLS notes****Marketing Remarks: This cozy 3 bdrm/2bath home is located central to ALL amenities including groceries, farmer s markets and local produce stands.You ll appreciate an easy commute to downtown Puyallup, I5 and 512. Enjoy this mature quiet cul-de-sac and neighborhood featuring pride in home ownership. This home has all new windows, insulation, certified wood stove insert, and original hardwoods. Enjoy summer BBQs in the private fully fenced backyard, featuring a deck and 12x12 shed!!
- Sold 3** Similar in age, size and a style, condition may be a little better. concessions of 3% paid by seller. Down \$7350 for concessions, \$1500 for exterior paint. MLS notes****Marketing Remarks: Wow! An immaculately maintained rambler close to shopping, eateries & the freeway! Super cute street appeal too, featuring brand new windows, exterior paint & a recently replaced sewer line. Come home to a common sense floor plan with great natural light, spacious kitchen & a squeaky clean bathroom servicing the spacious bedrooms. Don't miss the garage with the new electrical panel, covered patio & last but not least, your newer heat pump. This sturdy home is nearly perfect; it just needs you!

* 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	\$235,000	\$237,000
Sales Price	\$234,500	\$236,500
30 Day Price	\$234,500	--

Comments Regarding Pricing Strategy

home appears to be in average to good condition. Home should compete well against any of the comparables.

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 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Subject 1116 E 64th St

View Front



Subject 1116 E 64th St

View Address Verification

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Subject 1116 E 64th St

View Address Verification



Subject 1116 E 64th St

View Side

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Subject 1116 E 64th St

View Side



Subject 1116 E 64th St

View Street

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Subject 1116 E 64th St

View Street



Listing Comp 1 5801 E Roosevelt Ave

View Front

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Listing Comp 2 1206 61st St E

View Front



Listing Comp 3 7617 S C St

View Front

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500



Sold Comp 1 6750 East B St

View Front



Sold Comp 2 606 East 68th St

View Front

VIII. Property Images (continued)

Address 1116 E 64th Street, Tacoma, WA 98404

Loan Number 31961

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$234,500

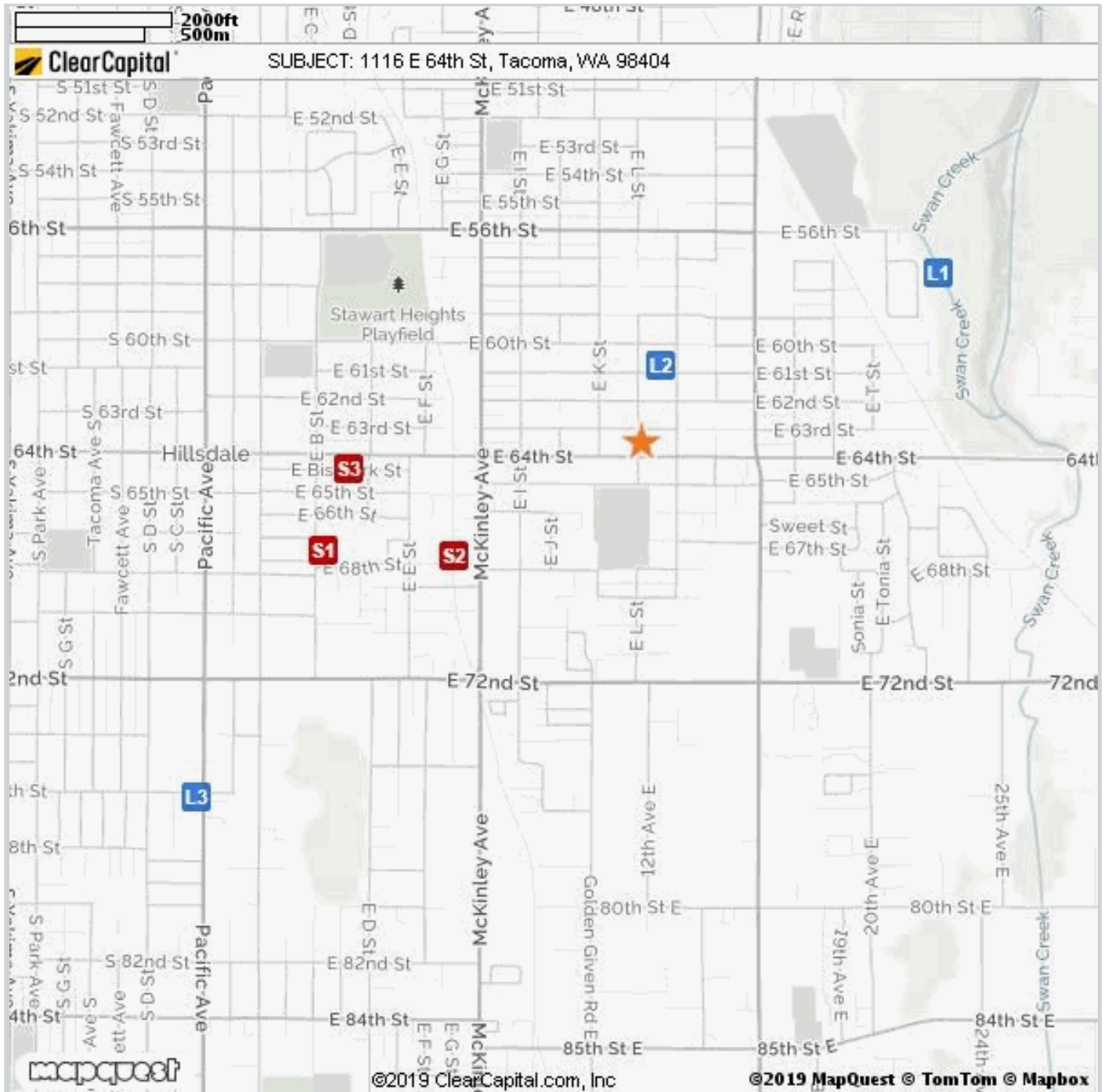


Sold Comp 3 213 East 65th St

View Front

ClearMaps Addendum

Address ★ 1116 E 64th Street, Tacoma, WA 98404
Loan Number 31961 **Suggested List** \$235,000 **Suggested Repaired** \$237,000 **Sale** \$234,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1116 E 64th St, Tacoma, WA	--	Parcel Match
L1 Listing 1	5801 E Roosevelt Ave , Tacoma, WA	0.78 Miles ¹	Parcel Match
L2 Listing 2	1206 61st St E , Tacoma, WA	0.20 Miles ¹	Parcel Match
L3 Listing 3	7617 S C St, Tacoma, WA	1.24 Miles ¹	Parcel Match
S1 Sold 1	6750 East B St, Tacoma, WA	0.72 Miles ¹	Parcel Match
S2 Sold 2	606 East 68th St, Tacoma, WA	0.46 Miles ¹	Parcel Match
S3 Sold 3	213 East 65th St, Tacoma, WA	0.63 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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817		
License Expiration	04/29/2019	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	3.28 miles	Date Signed	01/13/2019

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 Valuation 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.