

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	723 S Southern Street, Seattle, WA 98108	Order ID	6044240	Property ID	25901775
Inspection Date	01/11/2019	Date of Report	01/12/2019		
Loan Number	32102	APN	7327900255		
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 property appears to be in average condition. There are no visible damages from the exterior view. Upon inspection there was a work truck in the driveway with some building materials in the yard, suggesting they may be updating the home.	
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		No listing or sales history since 2016.	
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	Stable	The neighboring properties are similar in size, lot size, and age but vary in condition. There are no boarded up homes in the immediate vicinity and there was 1 REO sale in 98108 in the last 12 months.	
Sales Prices in this Neighborhood	Low: \$217,000 High: \$1,210,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	723 S Southern Street	10229 1st Ave Sw	10231 1st Ave S	9021 8th Ave S
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98108	98146	98168	98108
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.37 ¹	1.35 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$499,950	\$530,000
List Price \$	--	\$429,900	\$469,000	\$495,000
Original List Date		08/21/2018	09/27/2018	11/29/2018
DOM · Cumulative DOM	-- · --	113 · 144	76 · 107	25 · 44
Age (# of years)	79	73	81	66
Condition	Average	Average	Good	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	1,010	1,360	580	920
Bdrm · Bths · ½ Bths	4 · 2	4 · 1 · 1	3 · 1 · 1	5 · 2
Total Room #	10	11	9	13
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,010	1,010	200	920
Pool/Spa	--	--	--	--
Lot Size	.2 acres	.3 acres	.3 acres	.14 acres
Other	--	--	--	--

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

Listing 1 Listing comp 1 has one less half bathroom that the subject property with the same size basement.

Listing 2 Listing comp 2 has one less bedroom and one less half bathroom than the subject property.

Listing 3 Listing comp 3 is 13 years newer than the subject property with one additional bedroom.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	723 S Southern Street	1023 S Thistle St	8100 8th Ave Sw	748 S Kenyon St
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98108	98108	98106	98108
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.27 ¹	0.96 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$419,999	\$375,000	\$450,000
List Price \$	--	\$419,999	\$375,000	\$450,000
Sale Price \$	--	\$419,999	\$470,000	\$460,000
Type of Financing	--	Conventional	Not Disclosed	Va
Date of Sale	--	11/9/2018	7/31/2018	10/12/2018
DOM · Cumulative DOM	-- · --	7 · 43	7 · 21	8 · 35
Age (# of years)	79	93	53	76
Condition	Average	Average	Fair	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	1,010	1,160	910	730
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	4 · 2	3 · 2
Total Room #	10	8	10	10
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	Attached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1010%	380	670	730
Pool/Spa	--	--	--	--
Lot Size	.2 acres	.14 acres	.2 acres	.1 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,900	-\$1,600	+\$7,500
Adjusted Price	--	\$430,899	\$468,400	\$467,500

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

Sold 1 -500 GLA +5000 bathroom +10000 bedrooms 1400 age

Sold 2 +1000 GLA -2600 age Sold comp 2 has the same bedroom and bathroom count as the subject property.

Sold 3 +2800 GLA +5000 bedroom -300 age Sold comp 3 is closest to the subject property by location and closest overall.

* 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	\$455,000	\$455,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$449,000	--
Comments Regarding Pricing Strategy		
Based on the listing and sold comps I value this home at approximately \$455,000.		

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.37 miles and the sold comps closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 723 S Southern Street, Seattle, WA 98108
Loan Number 32102 **Suggested List** \$455,000

Suggested Repaired \$455,000

Sale \$455,000



Subject 723 S Southern St

View Front



Subject 723 S Southern St

View Address Verification

VIII. Property Images (continued)

Address 723 S Southern Street, Seattle, WA 98108
Loan Number 32102 **Suggested List** \$455,000

Suggested Repaired \$455,000

Sale \$455,000



Subject 723 S Southern St

View Street



Subject 723 S Southern St

View Street

VIII. Property Images (continued)

Address 723 S Southern Street, Seattle, WA 98108
Loan Number 32102 **Suggested List** \$455,000

Suggested Repaired \$455,000

Sale \$455,000



Listing Comp 1 10229 1st Ave Sw

View Front



Listing Comp 2 10231 1st Ave S

View Front

VIII. Property Images (continued)

Address 723 S Southern Street, Seattle, WA 98108
Loan Number 32102 **Suggested List** \$455,000

Suggested Repaired \$455,000

Sale \$455,000



Listing Comp 3 9021 8th Ave S

View Front



Sold Comp 1 1023 S Thistle St

View Front

VIII. Property Images (continued)

Address 723 S Southern Street, Seattle, WA 98108
Loan Number 32102 **Suggested List** \$455,000 **Suggested Repaired** \$455,000 **Sale** \$455,000



Sold Comp 2 8100 8th Ave Sw

View Front

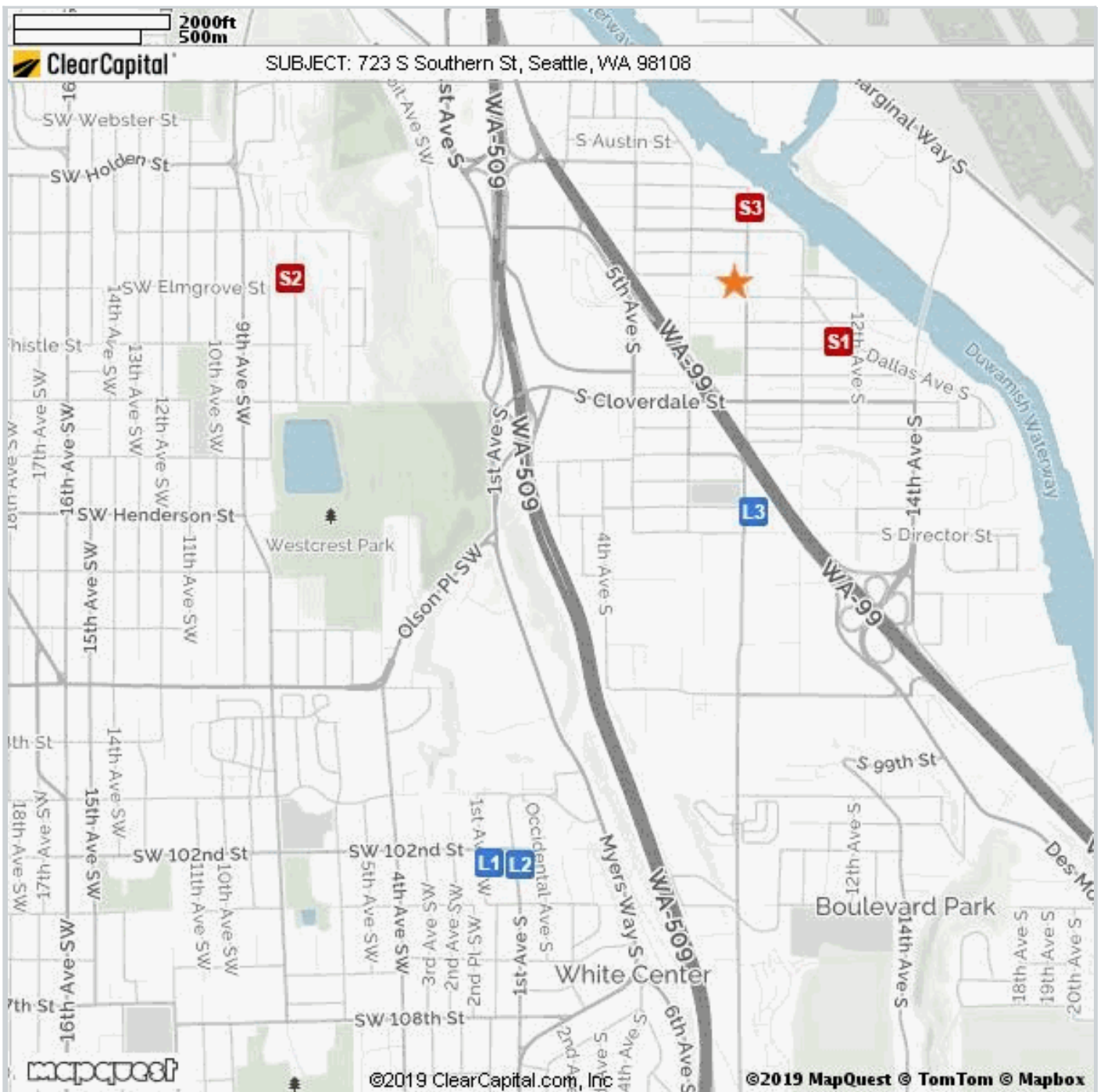


Sold Comp 3 748 S Kenyon St

View Front

ClearMaps Addendum

Address ★ 723 S Southern Street, Seattle, WA 98108
 Loan Number 32102 Suggested List \$455,000 Suggested Repaired \$455,000 Sale \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	723 S Southern St, Seattle, WA	--	Parcel Match
L1 Listing 1	10229 1st Ave Sw, Seattle, WA	1.37 Miles ¹	Parcel Match
L2 Listing 2	10231 1st Ave S, Seattle, WA	1.35 Miles ¹	Parcel Match
L3 Listing 3	9021 8th Ave S, Seattle, WA	0.50 Miles ¹	Parcel Match
S1 Sold 1	1023 S Thistle St, Seattle, WA	0.27 Miles ¹	Parcel Match
S2 Sold 2	8100 8th Ave Sw, Seattle, WA	0.96 Miles ¹	Parcel Match
S3 Sold 3	748 S Kenyon St, Seattle, WA	0.19 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	Briana McLaughlin	Company/Brokerage	Keller Williams Seattle
License No	131627		
License Expiration	10/26/2019	License State	WA
Phone	4256549090	Email	brianamclaughlin@live.com
Broker Distance to Subject	6.93 miles	Date Signed	01/11/2019

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.