

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.

<b>Address</b>	3951 E Cottonwood Way, Wasilla, AK 99654	<b>Order ID</b>	6217224	<b>Property ID</b>	26700519
<b>Inspection Date</b>	06/20/2019	<b>Date of Report</b>	06/23/2019		
<b>Loan Number</b>	33457	<b>APN</b>	2999B04L018		
<b>Borrower Name</b>	BPF2	<b>County</b>	Matanuska-Susitna		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CS_FundingBatch69_6.19.2019	<b>Tracking ID 1</b>	CS_FundingBatch69_6.19.2019		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	BRECKENRIDGE PROP FUND 20	Property is just over 20 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.
<b>R. E. Taxes</b>	\$5,806	
<b>Assessed Value</b>	\$408,000	
<b>Zoning Classification</b>	RR Rural Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Locks and lockboxes on the home. )	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	Area mostly consistent of Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.5 - 2.5 acres. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 70s to early 10s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$79,000 High: \$725,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3951 E Cottonwood Way	7850 N Lucky Shot Lane	19994 E Birch Hill Drive	3605 Spruce Top Circle
<b>City, State</b>	Wasilla, AK	Palmer, AK	Palmer, AK	Wasilla, AK
<b>Zip Code</b>	99654	99645	99645	99654
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	6.68 <sup>1</sup>	14.68 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$370,000	\$375,000	\$410,000
<b>List Price \$</b>	--	\$360,000	\$375,000	\$410,000
<b>Original List Date</b>		04/11/2019	08/13/2018	03/29/2019
<b>DOM · Cumulative DOM</b>	-- · --	71 · 73	280 · 314	42 · 86
<b>Age (# of years)</b>	25	38	11	35
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Bi Level	Split Bi Level	Split Bi Level	2 Stories W Basement
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,901	3,830	4,220	3,653
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	4 · 3	4 · 4	4 · 3
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 4 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	1,612	1,568	2,110	844
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.49 acres	1.02 acres	5.30 acres	1.63 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Formal entry & separate mud room. 4 beds, 3 baths and 2 additional rooms that function as bedrooms or flex space. Living room AND family room. Oversized 1-car garage. Front & back porches w/ mature landscaping & 2 paved driveways. Located very close to Hatcher's Pass. All this on just over an acre of land!! Master Suite has (see supplement) More... Residential Type: B & B Potential; Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Metal Foundation Type: All Weather Wood; Unknown - BTV Miscellaneous: Basement Status: Finished Floor Style: Split Entry; Multi-Level Garage Type: Attached; Heated Carport Type: None Heat Type: Stove; Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private; Well Dining Room Type: Breakfast Nook/Bar; Formal; Area Access Type: Dedicated Road; Paved; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,700 Docs Avl for Review: Docs Posted on MLS Features-Interior: Basement; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Security System; Telephone; Washer &/Or Dryer Hkup; Water Softener; Window Coverings; Wood Stove; BR/BA on Main Level; CO Detector(s); Jetted Tub; Washer &/Or Dryer; Arctic Entry; Carpet; Ceiling Fan(s); Laminate Flooring; Vaulted Ceiling; Gas Cooktop; Smoke Detector(s) Features-Additional: Generator; Deck/Patio; Private Yard; Fire Service Area; Garage Door Opener; Horse Property; Landscaping; RV Parking; Motion Lighting; DSL/Cable Available; Paved Driveway; Shed
- Listing 2** Fantastic location at the highest point on Birch Hill Drive. Backs up to state land on two sides. Has a large detached shop in addition to the attached house. Exterior finished but only framed up inside. The shop is livable with a temporary kitchen and bath. Two creeks on the property. Fantastic view. Quadlock foundation, drain tiles around foundation. Residential Type: Single Family Res Construction Type: Wood Frame; Wood Frame - 2x6 Exterior Finish: Vinyl Roof Type: Asphalt/Comp Shingle Foundation Type: Quad-Lock Floor Style: Ranch-Raised Garage Type: Attached; Detached Carport Type: None Heat Type: Monitor Fuel Type: Oil Sewer Type: Septic Tank Water-Type: Well Access Type: Maintained View Type: Mountains; River Topography: Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Owner/Builder: Owner/Builder Name: Holmes; Elec Cont Lic #: na; Plumbers License #: na; Mech Prof Lic #: na Features-Interior: Electric; Workshop Features-Additional: View; Barn/Shop; Horse Property; RV Parking; Lot-Bluff
- Listing 3** Beautiful, custom-built home on Cottonwood Creek. Entertain in the luxurious family room featuring a gorgeous wet bar with dishwasher, cherry floors, pool table, and a fireplace. Elegant master suite with a huge walk-in closet and sauna. Host summer BBQ's on the expansive, multi-tiered deck, then retreat to the indoor hot tub. Gorgeous landscaped yard complete with a gated RV pad and plug-in. Residential Type: Single Family Res Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Poured Concrete Miscellaneous: Basement Status: Finished Floor Style: Two-Story W/Bsmnt Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Dining Room Type: Breakfast Nook/Bar; Formal; Area Access Type: Paved; Maintained Waterfront Name: Waterfront Name: Cottonwood Creek Wtrfrnt-Frontage: Creek Wtrfrnt-Access Near: Creek; Lake New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: As-Built; CC&R's; Prop Discl Available; Well & Septic Test Features-Interior: Basement; Den &/Or Office; Dishwasher; Family Room; Fireplace; Refrigerator; Security System; Sauna; Telephone; Trash Compactor; Water Softener; Wet Bar; Workshop; Jetted Tub; Washer &/Or Dryer; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s) Features-Additional: Inground Sprnklr Sys; View; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; RV Parking; Waterfront; Paved Driveway; Hot Tub

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3951 E Cottonwood Way	2351 N Lucille Street	2200 E Grizzly Bear Circle	8891 E Lexington Street
<b>City, State</b>	Wasilla, AK	Wasilla, AK	Wasilla, AK	Palmer, AK
<b>Zip Code</b>	99654	99654	99654	99645
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.35 <sup>1</sup>	2.20 <sup>1</sup>	4.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$325,000	\$350,000	\$365,000
<b>List Price \$</b>	--	\$325,000	\$334,500	\$365,000
<b>Sale Price \$</b>	--	\$320,000	\$334,000	\$365,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	02/12/2019	02/06/2019	02/19/2019
<b>DOM · Cumulative DOM</b>	-- · --	1 · 172	169 · 270	18 · 63
<b>Age (# of years)</b>	25	35	35	25
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Bi Level	Split Bi Level	2 Stories W Basement	2 Stories W Basement
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,901	3,150	3,600	3,811
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	4 · 3	4 · 3 · 1
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 4 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	1612	1,575	1,572	1,164
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.49 acres	2.27 acres	0.47 acres	0.46 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$45,626	+\$47,926	+\$42,090
<b>Adjusted Price</b>	--	\$365,626	\$381,926	\$407,090

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** SF-Res+19526 Garage #-10000 Year Built+5000 Acres-3900 Amt-SlrPdByrClsgCost-5000 Waterfront +40000 This raised ranch features 1575 sqft of finished living space upstairs with 3 beds & 2 baths. Plus another 1575 sqft of partially finished space downstairs. Could be converted into a Duplex, MIL, or a 5 bed, 3 bath home! Huge oversized 2 car garage with rooftop deck. Spacious lot for garden, Alaska toys and livestock. So many possibilities to make this your perfect home! Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Metal Roof Type: Asphalt/Comp Shingle Foundation Type: Pilings Floor Style: Ranch-Raised Garage Type: Attached Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Area Access Type: Paved; Maintained Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; Rehab; Other - See Remarks; VA Mortgage Info: EM Minimum Deposit: 3,000 Docs Avl for Review: Other - See Remarks; Docs Posted on MLS Features-Interior: Basement; Dishwasher; Electric; Fireplace; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; Washer &/Or Dryer; Range-Downdraft Features-Additional: Deck/Patio; Private Yard; Fire Service Area; Fixer Upper; Horse Property; Greenhouse; RV Parking; Cable TV; Shed
- Sold 2** SF-Res+7826 Year Built+5000 Acres+5100 Amt-SlrPdByrClsgCost-10000 Waterfront +40000 Two-Story Traditional with a Finished Basement and Comfortable Floor-Plan. 4 Bedrooms plus an Office! The Master Suite is ENORMOUS with a Private Deck, His-And-Hers Walk-In-Closets and a Large Bathroom! Kitchen has Granite, an Island, Tile Backsplash and Cherry Laminate Floors. Basement has Media Room with Surround-Sound and a Huge Laundry Room. Garage has an Oil Pit! Residential Type: Single Family Res Association Info: Association Name: Memory Lake Estates #1; Dues-Amount: 35; Dues- Frequency: Yearly Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Miscellaneous: Basement Status: Finished Floor Style: Two-Story W/Bsmnt Garage Type: Attached; Heated Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Dining Room Type: Breakfast Nook/Bar; Area Access Type: Dedicated Road; Maintained Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,500 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: Basement; Den &/Or Office; Dishwasher; Electric; Family Room; Microwave (B/I); Range/Oven; Refrigerator; Security System; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Wired Audio; Carpet; Ceiling Fan(s); Laminate Flooring; Granite Countertops; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Private Yard; Home Owner Assoc.; Landscaping; RV Parking; Satellite Dish; DSL/Cable Available; Cable TV; Shed
- Sold 3** SF-Res+2340 Garage #-5000 Acres+5150 Amt-SlrPdByrClsgCost-400 Waterfront +40000 Home is near Palmer-Wasilla Highway and Trunk Road intersection, great spot for commuting to JBER or Anchorage. This home is approximately 3800 sf and features 4 bedrooms, 3.5 bathrooms, a daylight walkout, 3 car garage (RV parking too) with south exposure, sitting on almost a half acre. Under \$100/sf, priced to sell, schedule your showing today! Residential Type: Single Family Res Association Info: Association Name: Midtown; Dues-Amount: 75; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Miscellaneous: Basement Status: Finished Floor Style: Two-Story W/Bsmnt Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Formal Access Type: Paved; Maintained View Type: Mountains Topography: Hilly Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl Available Features-Interior: Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Humidifier; Microwave (B/I); Refrigerator; Washr&/Or Dryer Hkup; Water Softener; Jetted Tub; Carpet; Ceiling Fan(s); Vaulted Ceiling; Double Ovens; Gas Cooktop; Smoke Detector(s) Features-Additional: View; Deck/Patio; Home Owner Assoc.; RV Parking; Satellite Dish; Paved Driveway; Cable TV

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last listed 03/17/1997 @\$250000 and Expired on 09/30/1997.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$400,000	\$400,000
<b>Sales Price</b>	\$390,000	\$390,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Listing Photos

**L1** 7850 N Lucky Shot Lane  
Palmer, AK 99645



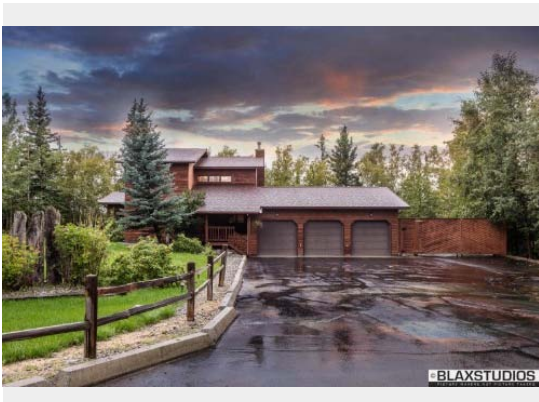
Front

**L2** 19994 E Birch Hill Drive  
Palmer, AK 99645



Front

**L3** 3605 Spruce Top Circle  
Wasilla, AK 99654



Front

## Sales Photos

**S1** 2351 N Lucille Street  
Wasilla, AK 99654



Front

**S2** 2200 E Grizzly Bear Circle  
Wasilla, AK 99654



Front

**S3** 8891 E Lexington Street  
Palmer, AK 99645



Front

### ClearMaps Addendum

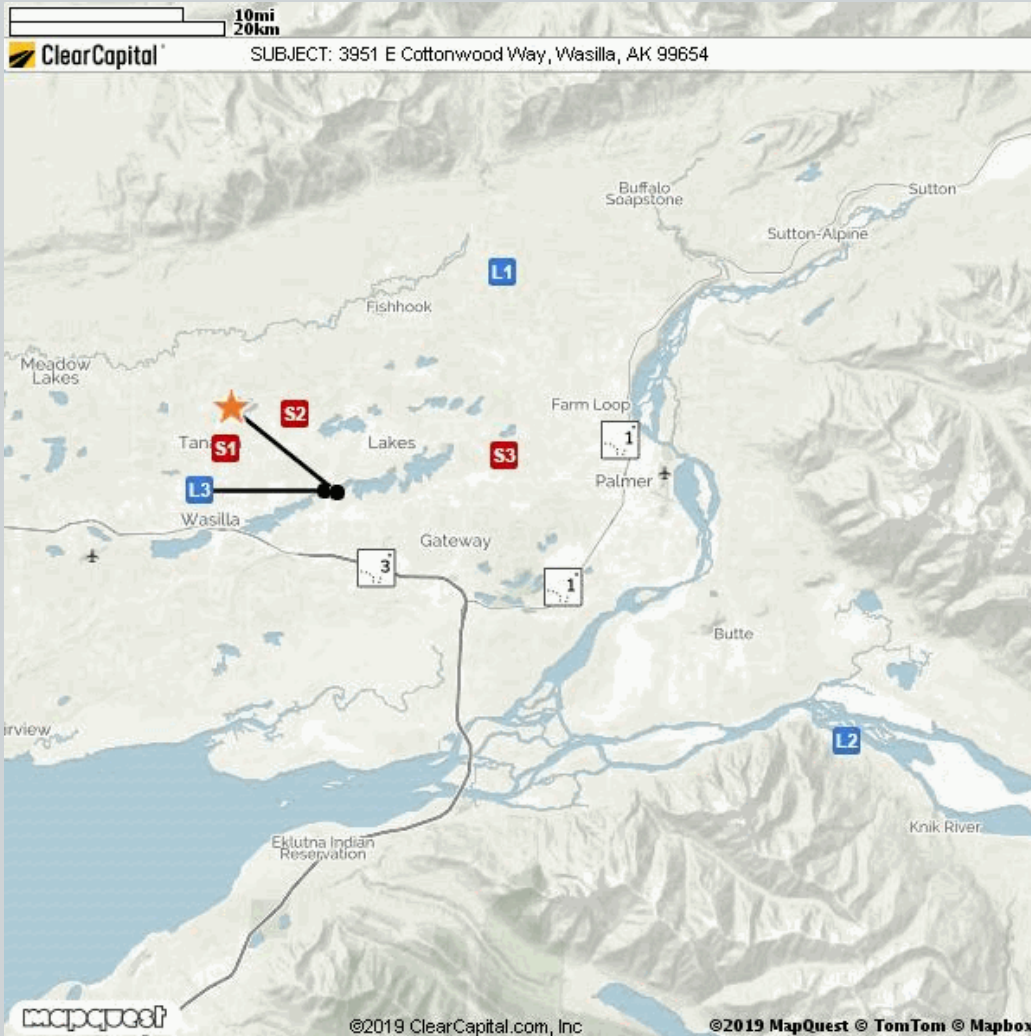
**Address** ★ 3951 E Cottonwood Way, Wasilla, AK 99654

**Loan Number** 33457

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3951 E Cottonwood Way, Wasilla, AK	--	Parcel Match
L1 Listing 1	7850 N Lucky Shot Lane, Palmer, AK	6.68 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	19994 E Birch Hill Drive, Palmer, AK	14.68 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3605 Spruce Top Circle, Wasilla, AK	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2351 N Lucille Street, Wasilla, AK	3.35 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2200 E Grizzly Bear Circle, Wasilla, AK	2.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8891 E Lexington Street, Palmer, AK	4.07 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Erik Blakeman	<b>Company/Brokerage</b>	AlaskaMLS.com
<b>License No</b>	RECS16812	<b>Address</b>	230 E Paulson Ave #68 Wasila AK 99654
<b>License Expiration</b>	01/31/2020	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	3.23 miles	<b>Date Signed</b>	06/22/2019

*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

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**Unless otherwise specifically agreed to in writing:**

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