

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	5314 Autumn Rock Court, Fairfield, CA 94534	Order ID	6006298	Property ID	25698684
Inspection Date	11/29/2018	Date of Report	11/29/2018		
Loan Number	33895	APN	0027-741-040		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_11.28.2018	Tracking ID 1	CS_AgedBPOs_11.28.2018
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject property is a single family custom built two story residential home with traditional style architecture, tile roof, stucco exterior, covered porch, concrete driveway, landscaped, patio and wood board fencing. It has good architecture and conforms well with the neighborhood. Home appears to be in good condition, good construction and good curb appeal. There are no externalities influencing value, no high electrical lines or towers, no commercial or industrial issues, no natural hazards and no encroachments with the exception of local utilities. Close to all amenities. Per MLS, it states the home has new interior and exterior paint, new carpet, new hardware, new kitchen back splash, new backyard landscaping and fresh sod.	
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Eastridge Hills HOA		
Association Fees	\$157 / Month (Landscaping, Other: Management, Security)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Kappel Gateway Realty	Last market sale was 06/02/2006 and sales price was \$1,491,074.					
Listing Agent Name	Pam Watson						
Listing Agent Phone	707-290-3235						
# 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
11/20/2018	\$979,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Established "Eastridge" neighborhood built in 2005, approximately, a private, gated community with security. Homes are custom built with various size lots, most having views and various styles and elevations. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded up homes, no excessively overpriced or underpriced homes and few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway access and approximately nine miles to Travis AFB, the largest employer and economic engine of Solano County.	
Sales Prices in this Neighborhood	Low: \$395,000 High: \$2,295,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5314 Autumn Rock Court	854 Bridle Ridge Dr	5249 Springridge Way	879 Bridle Ridge Dr
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94534	94534	94534	94534
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.63 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,000,000	\$1,198,000	\$824,999
List Price \$	--	\$970,000	\$1,198,000	\$824,999
Original List Date		10/04/2018	10/09/2018	10/25/2018
DOM · Cumulative DOM	-- · --	55 · 56	44 · 51	27 · 35
Age (# of years)	13	13	24	13
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Traditional	2 Stories Mediterranean	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,770	3,495	3,750	3,562
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2 · 1	4 · 3 · 1	5 · 3 · 1
Total Room #	8	6	8	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes Spa - Yes	--
Lot Size	0.4587 acres	1.04 acres	0.4418 acres	0.6304 acres
Other	--	--	--	--

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

- Listing 1** Listing #: 21826075 Similar to the subject being smaller in GLA but larger lot size and larger patio area with fireplace. Similar in appeal, location and characteristics. Custom home with views. Under 40 miles from San Francisco. Sits on 1.04 park-like acres with deck and concrete patio that provides nearly 2,000 square feet of backyard entertainment area and fireplace. Many amenities including recreation room, storage space, possible 4+ bedrooms. Good construction and maintained home. One owner. Coastal Oak trees and views abound. Backs up to state park.
- Listing 2** Listing #: 21826836 Superior to the subject having larger garage size, pool, spa, putting green, solar and better landscape. Similar in appeal, location and characteristics. Custom home in the Eastridge community. Open floor plan with high ceilings and natural light. Updated kitchen with new flooring, paint and stainless steel appliances. Formal living and dining room. Master bedroom on the first floor with retreat and walk-in cedar closet. Surround sound. Private backyard with pool, spa and putting green. No rear neighbor. Owned solar with Tesla powerwalls.
- Listing 3** Listing #: 21827821 Inferior to the subject having smaller GLA and condition is inferior. Grounds need work and there is no patio. Similar in location and characteristics. Spacious floor plan with views. Two master suites on each level of the home with dual vanity master baths and walk-in closets. Potential to convert upstairs loft into another bedroom. Gourmet kitchen with stainless steel appliances, formal living area that leads to a private backyard space. With the benefits of some applied care, this home will shine. No patio. Three fireplace s.

* 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	5314 Autumn Rock Court	604 Via De Bella	819 Bayridge Pl	5325 Bayridge Ct
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94534	94534	94534	94534
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.25 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$885,000	\$1,048,000	\$1,175,000
List Price \$	--	\$890,000	\$1,021,000	\$999,999
Sale Price \$	--	\$885,000	\$950,000	\$980,000
Type of Financing	--	Other	Conventional	Conventional
Date of Sale	--	9/18/2018	6/27/2018	7/17/2018
DOM · Cumulative DOM	-- · --	6 · 47	201 · 219	135 · 191
Age (# of years)	13	10	12	3
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Traditional	2 Stories Mediterranean	2 Stories Traditional	2 Stories Mediterranean
# Units	1	1	1	1
Living Sq. Feet	3,770	3,769	3,679	3,874
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 4 · 1	3 · 4 · 1	4 · 3 · 1
Total Room #	8	10	6	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.4587 acres	0.2042 acres	0.5842 acres	0.65 acres
Other	--	--	--	--
Net Adjustment	--	+\$9,000	-\$3,500	-\$29,330
Adjusted Price	--	\$894,000	\$946,500	\$950,670

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

- Sold 1** Listing #: 21820272 Adjustments were made for the following differences: Lot size \$25450, Age -\$1500, Bedrooms -\$10000, Bathrooms -\$5000 and GLA \$50. Similar to the subject being close in GLA with larger bedroom count but smaller lot size. Similar in appeal, location and characteristics. Superior in amenities. Views can be seen from every room of this semi-custom Bella Vita home located above the Green Valley Lakes. Luxury home includes three master suites, a kitchen with GE Monogram stainless steel appliances, granite counter tops and a large walk-in pantry that opens up to the formal family, living and dining room. Centrally located on I-80 with direct access to the Bay Area, Napa Valley and Sacramento.
- Sold 2** Listing #: 21727523 Adjustments were made for the following differences: Lot size -\$12550, Age -\$500, Bedrooms \$10000, Bathrooms -\$5000 and GLA \$4550. Similar to the subject being close in proximity, age, smaller GLA but larger lot size. Similar in appeal, location and characteristics. Eastridge home with custom features. Custom wine cellar, surround sound, upgraded appliances, built-ins and flat lot with views. Master suite has fireplace, walk-in closet and spa style bathroom. Office can be converted to bedroom.
- Sold 3** Listing #: 21801456 Adjustments were made for the following differences: Lot size -\$19130, Age -\$5000 and GLA -\$5200. Similar to the subject property being close in GLA, same room count just slightly larger with larger lot size. Similar in appeal, location, amenities and characteristics. Custom home in the gated community of Eastridge. Open floor plan with soaring ceilings and ample windows to let in natural light. Private master suite has walk-in shower, soaking tub and balcony. Each of the full bathrooms have spa like soaking tubs and walk-in showers. Bedroom and full bathroom on the main floor. Three car garage and located on a corner lot.

* 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	\$955,500	\$955,500
Sales Price	\$950,500	\$950,500
30 Day Price	\$865,500	--

Comments Regarding Pricing Strategy

The price opinion analysis and conclusion was based on the comparison of sold comps 1, 2 and 3 which are all close in proximity, GLA, condition and age with similar styles in architecture and quality of construction. All are subject to the same marketing influences and trends. The most weight was placed on Sold #3, selling recently for \$980,000 similar to the subject property being close in GLA, same room count just slightly larger with larger lot size. Similar in appeal, location, amenities and characteristics. The price opinion for the subject property is \$950,500 based on normal marketing time.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.63 miles and the sold comps closed within the last 5 months. In addition, there was a prior report completed 06/2018 and the variance is -9.5%. The price conclusion is deemed supported.

VIII. Property Images

Address 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895

Suggested List \$955,500

Suggested Repaired \$955,500

Sale \$950,500



Subject 5314 Autumn Rock Ct

View Front



Subject 5314 Autumn Rock Ct

View Address Verification

VIII. Property Images (continued)

Address 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895

Suggested List \$955,500

Suggested Repaired \$955,500

Sale \$950,500



Subject 5314 Autumn Rock Ct

View Side



Subject 5314 Autumn Rock Ct

View Side

VIII. Property Images (continued)

Address 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895 **Suggested List** \$955,500 **Suggested Repaired** \$955,500 **Sale** \$950,500



Subject 5314 Autumn Rock Ct

View Street



Subject 5314 Autumn Rock Ct

View Street

VIII. Property Images (continued)

Address	5314 Autumn Rock Court, Fairfield, CA 94534	Suggested Repaired	\$955,500	Sale	\$950,500
Loan Number	33895	Suggested List	\$955,500		



Listing Comp 1 854 Bridle Ridge Dr

View Front



Listing Comp 2 5249 Springridge Way

View Front

VIII. Property Images (continued)

Address 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895

Suggested List \$955,500

Suggested Repaired \$955,500

Sale \$950,500



Listing Comp 3 879 Bridle Ridge Dr

View Front



Sold Comp 1 604 Via De Bella

View Front

VIII. Property Images (continued)

Address 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895 **Suggested List** \$955,500

Suggested Repaired \$955,500

Sale \$950,500



Sold Comp 2 819 Bayridge Pl

View Front

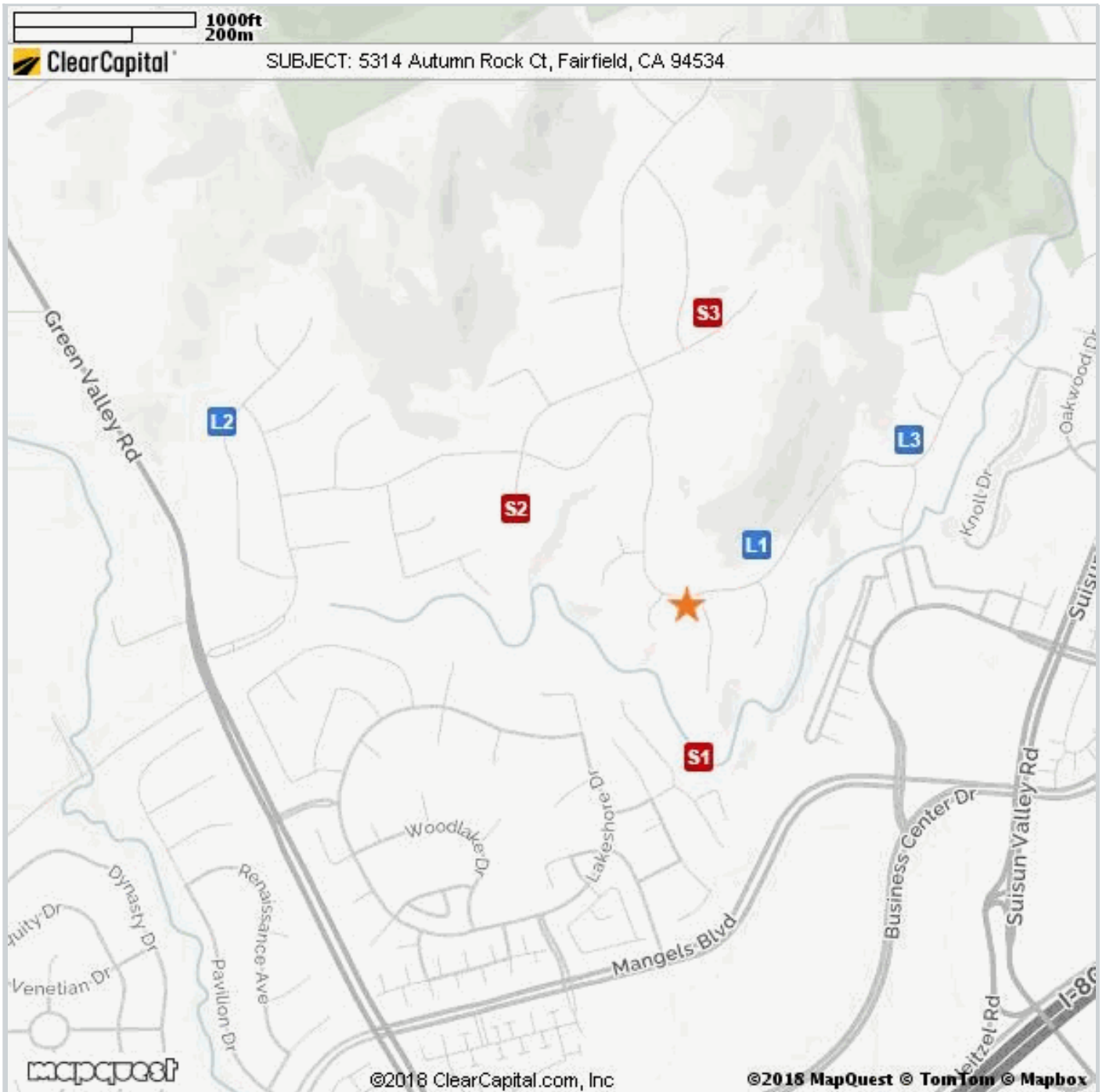


Sold Comp 3 5325 Bayridge Ct

View Front

ClearMaps Addendum

Address ★ 5314 Autumn Rock Court, Fairfield, CA 94534
Loan Number 33895 **Suggested List** \$955,500 **Suggested Repaired** \$955,500 **Sale** \$950,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5314 Autumn Rock Ct, Fairfield, CA	--	Parcel Match
L1 Listing 1	854 Bridle Ridge Dr, Fairfield, CA	0.13 Miles ¹	Parcel Match
L2 Listing 2	5249 Springridge Way, Fairfield, CA	0.63 Miles ¹	Parcel Match
L3 Listing 3	879 Bridle Ridge Dr, Fairfield, CA	0.37 Miles ¹	Parcel Match
S1 Sold 1	604 Via De Bella, Fairfield, CA	0.19 Miles ¹	Parcel Match
S2 Sold 2	819 Bayridge Pl, Fairfield, CA	0.25 Miles ¹	Parcel Match
S3 Sold 3	5325 Bayridge Ct, Fairfield, CA	0.39 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	Matthew Clark	Company/Brokerage	California Homes & Ranches, Inc.
License No	01268865		
License Expiration	11/03/2021	License State	CA
Phone	7074476138	Email	matthew_l_clark@yahoo.com
Broker Distance to Subject	11.33 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.