

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	1882 Nw 13th Street, Meridian, ID 83646	Order ID	6089161	Property ID	26134832
Inspection Date	02/28/2019	Date of Report	02/28/2019		
Loan Number	34870	APN	R1965810270		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_FundingBatch55_02.27.2019	Tracking ID 1	CS_FundingBatch55
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	The roof, vinyl/brick exterior and landscaping appear to be in average condition. It has brick fireplace, central air, GFA furnace, laminated flooring in kitchen, vinyl flooring in bathrooms and laundry room, Formica counters, full auto sprinklers, fully fenced backyard, covered patio, deck and shed. It appears the house has had a room built onto the back of it.	
Secure?	Yes		
(Doors and windows appear to be locked and warning of trespass in window.)			
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		Only listing is stated below.					
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
02/19/2019	\$264,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	There is no deferred maintenance observed for the subject or neighboring properties. There is low REO and short sale activity in this area in the last 6 months. No industrial or commercial influences in the area. Shopping, restaurants, entertainment, businesses and medical facilities are within 4.9 miles. School distances: Linder Elementary .8 miles, Meridian Middle .5 miles, Meridian High .9 miles.	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$294,000		
Market for this type of property	Increased 9 % in the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1882 Nw 13th Street	689 W Longford Drive	1670 Nw 13th Avenue	251 E Spinosa Drive
City, State	Meridian, ID	Meridian, ID	Meridian, ID	Meridian, ID
Zip Code	83646	83646	83646	83646
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.13 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,900	\$249,900	\$249,900
List Price \$	--	\$229,900	\$249,900	\$249,900
Original List Date		02/08/2019	01/24/2019	01/23/2019
DOM · Cumulative DOM	-- · --	1 · 20	4 · 35	8 · 36
Age (# of years)	28	35	28	21
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,552	1,376	1,398	1,599
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	6	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.239 acres	.17 acres	.15 acres
Other	cvd pat,dck,full fnc,shed	cvd pat,full fnc	pat,full fnc,shed	cvd pat,part fnc

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

Listing 1 Comp not in same subdivision as subject. Adjustments: +3900 sqft, +700 covered patio size, +1700 deck, +500 shed, +5000 garage stall. 241.7k

Listing 2 Comp in same subdivision as subject. Adjustments: +3400 sqft, -800 patio, +1600 covered patio, +1700 deck, -500 shed size. 255.3k

Listing 3 Comp not in same subdivision as subject. Adjustments: -1000 sqft, +700 covered patio size, +1700 deck, +5000 garage stall, +1000 fencing, +500 shed. 257.1k

* 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	1882 Nw 13th Street	1690 Nw 13th Avenue	1697 Nw 11th Avenue	1055 W Kingswood Court
City, State	Meridian, ID	Meridian, ID	Meridian, ID	Meridian, ID
Zip Code	83646	83646	83646	83646
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.16 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$253,000	\$239,900
List Price \$	--	\$230,000	\$249,900	\$239,900
Sale Price \$	--	\$228,500	\$235,000	\$239,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/14/2018	11/16/2018	12/14/2018
DOM · Cumulative DOM	-- · --	2 · 28	17 · 42	16 · 46
Age (# of years)	28	28	27	28
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,552	1,536	1,651	1,336
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.17 acres	.23 acres	.15 acres
Other	cvd pat,dck,full fnc,shed	pat,full fnc,shed	pat,dck,full fnc	cvd pat,full fnc
Net Adjustment	--	+\$2,700	+\$2,300	+\$11,400
Adjusted Price	--	\$231,200	\$237,300	\$251,300

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

- Sold 1** Comp not in same subdivision as subject. Adjustments: +400 sqft, -600 patio, +1600 covered patio, +1700 deck, -200 shed, size, +5000 garage stall, -5200 seller concessions.
- Sold 2** Comp in same subdivision as subject. Adjustments: -2200 sqft, -700 patio, +4900 covered patio, +900 deck size, +5000 garage stall, +500 shed, -2500 seller concessions.
- Sold 3** Comp not in same subdivision as subject. Adjustments: +4800 sqft, +2500 fireplace, +900 covered patio size, +1700 deck, +500 shed, +5000 garage stall, -4000 seller concessions.

* 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	\$244,300	\$244,300
Sales Price	\$241,900	\$241,900
30 Day Price	\$241,900	--

Comments Regarding Pricing Strategy

Comps used are closest in characteristics, community amenities and proximity to subject. It has necessary to expand area to find 1 suitable listing comp to bracket subject. sqft. It was necessary to expand sold date to in suitable sold comp to bracket subject sqft. Could not bracket subject lot size with suitable comps.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Current GLA reflects what appears to be a recent addition built on to the subject property.

VIII. Property Images

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 **Suggested List** \$244,300

Suggested Repaired \$244,300

Sale \$241,900



Subject 1882 Nw 13th St

View Front



Subject 1882 Nw 13th St

View Address Verification

VIII. Property Images (continued)

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 Suggested List \$244,300

Suggested Repaired \$244,300

Sale \$241,900



Subject 1882 Nw 13th St

View Street



Subject 1882 Nw 13th St

View Other

Comment "sign in window"

VIII. Property Images (continued)

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 Suggested List \$244,300 Suggested Repaired \$244,300 Sale \$241,900



Subject 1882 Nw 13th St

View Other

Comment "for sale sign"



Listing Comp 1 689 W Longford Drive

View Front

VIII. Property Images (continued)

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 **Suggested List** \$244,300

Suggested Repaired \$244,300

Sale \$241,900



Listing Comp 2 1670 Nw 13th Avenue

View Front



Listing Comp 3 251 E Spinosa Drive

View Front

VIII. Property Images (continued)

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 **Suggested List** \$244,300

Suggested Repaired \$244,300

Sale \$241,900



Sold Comp 1 1690 Nw 13th Avenue

View Front



Sold Comp 2 1697 Nw 11th Avenue

View Front

VIII. Property Images (continued)

Address 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 **Suggested List** \$244,300

Suggested Repaired \$244,300

Sale \$241,900

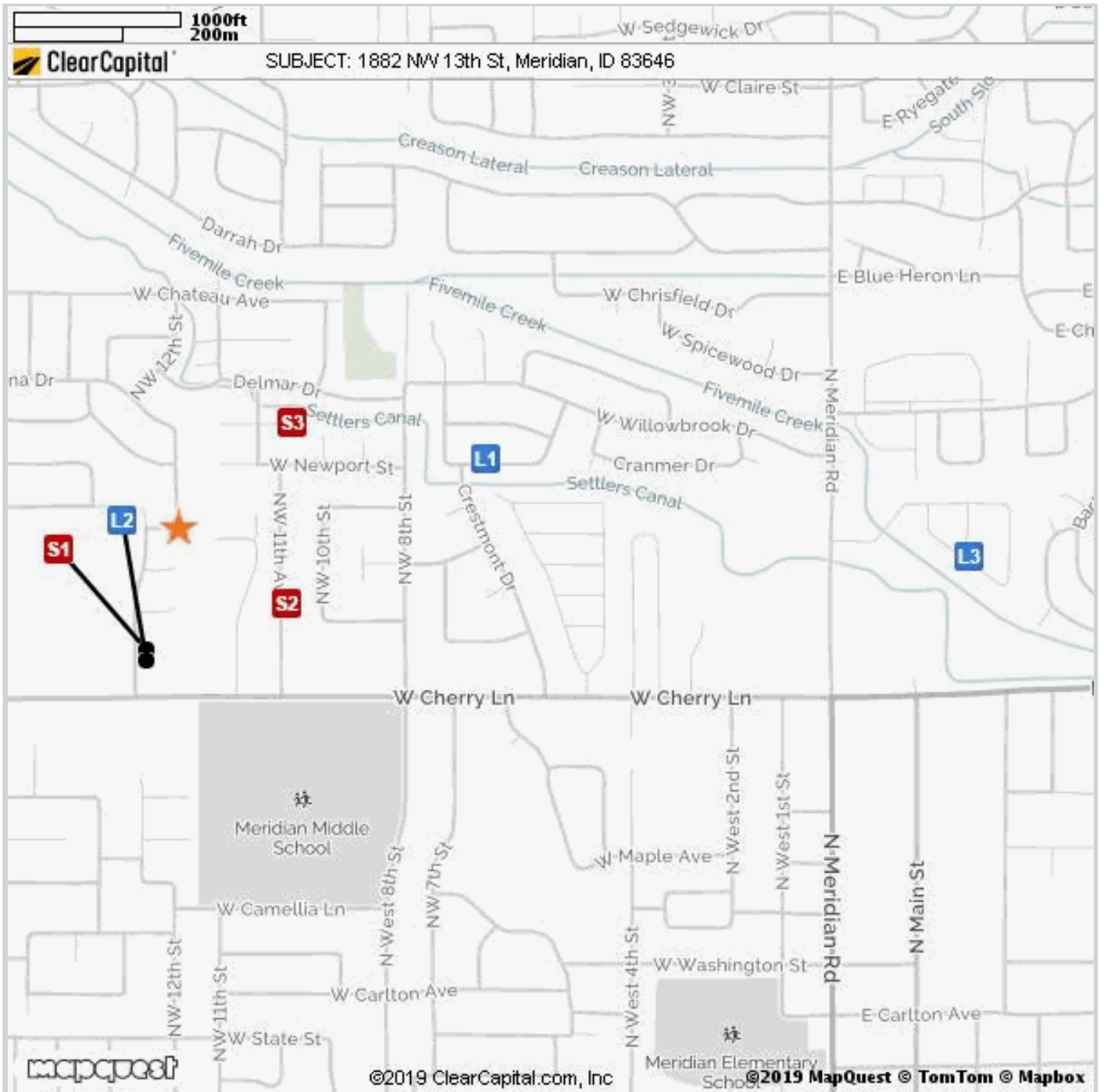


Sold Comp 3 1055 W Kingswood Court

View Front

ClearMaps Addendum

Address ★ 1882 Nw 13th Street, Meridian, ID 83646
Loan Number 34870 **Suggested List** \$244,300 **Suggested Repaired** \$244,300 **Sale** \$241,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1882 Nw 13th St, Meridian, ID	--	Parcel Match
L1 Listing 1	689 W Longford Drive, Meridian, ID	0.39 Miles ¹	Parcel Match
L2 Listing 2	1670 Nw 13th Avenue, Meridian, ID	0.13 Miles ¹	Parcel Match
L3 Listing 3	251 E Spinosa Drive, Meridian, ID	0.95 Miles ¹	Parcel Match
S1 Sold 1	1690 Nw 13th Avenue, Meridian, ID	0.12 Miles ¹	Parcel Match
S2 Sold 2	1697 Nw 11th Avenue, Meridian, ID	0.16 Miles ¹	Street Centerline Match
S3 Sold 3	1055 W Kingswood Court, Meridian, ID	0.20 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	Tonja Ellis	Company/Brokerage	Ellis Realty
License No	DB21596		
License Expiration	08/31/2019	License State	ID
Phone	2088638263	Email	tjellis766@gmail.com
Broker Distance to Subject	7.11 miles	Date Signed	02/28/2019

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

Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

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.