

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	11714 Charlton Road, Madera, CA 93636	Order ID	6044240	Property ID	25901762
Inspection Date	01/11/2019	Date of Report	01/12/2019		
Loan Number	34950	APN	049-521-004		
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 Property seems to be in average condition from an exterior drive by. I didn't see any repairs needed. Subject conforms in the neighborhood with similar quality, construction and functional utility of other homes in the neighborhood.
Occupancy	Vacant	
Secure?	Yes	
(Looks to be locked up)		
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 I didn't have any past listings or sales in the last 12 months on the MLS.
Listing Agency/Firm		
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	Rural	Neighborhood Comments Property is located in the Madera Ranchos area. This area is about 15 miles from the City of Madera and the City of Fresno. Lots are about .50 acres to about 2 acres and is surrounded by farmland. I didn't see any boarded up homes in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$221,000 High: \$399,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11714 Charlton Road	36835 Avenue 12	12257 Loren Way	36579 Avenue 12
City, State	Madera, CA	Madera, CA	Madera, CA	Madera, CA
Zip Code	93636	93636	93636	93636
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.95 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$298,900	\$305,000	\$310,000
List Price \$	--	\$298,900	\$305,000	\$310,000
Original List Date		09/03/2018	10/29/2018	01/09/2018
DOM · Cumulative DOM	-- · --	108 · 131	74 · 75	2 · 368
Age (# of years)	43	31	41	33
Condition	Average	Average	Average	Good
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	1,820	1,892	1,680	1,700
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 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	Pool - Yes	--	--	--
Lot Size	.54 acres	.32 acres	.52 acres	.33 acres
Other	fireplace	fireplace, shop	fireplace, shop	none

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

- Listing 1** Inferior: no in ground pool. Superior: shop. Located in the Madera Ranchos area, had four price reductions, pending as of 01/02/2018.
- Listing 2** Inferior: smaller home, no in ground pool. Superior: shop. Located in the Madera Ranchos area, had no price reductions, has not gone pending.
- Listing 3** Inferior: smaller home, no in ground pool, no fireplace. Superior: condition (updated). Located in the Madera Ranchos area, had no price reductions, has not gone pending.

* 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	11714 Charlton Road	12308 Gleason Dr	11850 Haven Rd	37729 Avenue 12
City, State	Madera, CA	Madera, CA	Madera, CA	Madera, CA
Zip Code	93636	93636	93636	93636
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.16 ¹	1.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$340,000	\$345,000
List Price \$	--	\$299,000	\$330,000	\$339,995
Sale Price \$	--	\$294,000	\$305,000	\$320,000
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	11/21/2018	10/30/2018	1/11/2019
DOM · Cumulative DOM	-- · --	3 · 40	101 · 127	78 · 112
Age (# of years)	43	43	42	33
Condition	Average	Average	Average	Good
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	1,820	1,690	1,757	1,920
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 2 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	Pool - Yes	--	--	--
Lot Size	.54 acres	.50 acres	.50 acres	1.05 acres
Other	fireplace	fireplace	fireplace, RV Parking	fireplace, large shop
Net Adjustment	--	+\$6,000	+\$5,000	-\$20,000
Adjusted Price	--	\$300,000	\$310,000	\$300,000

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

Sold 1 Inferior: smaller home \$2000, no in ground pool \$9000. Had \$-5000 in sellers concessions. Located in the Madera Ranchos area, had no price reductions.

Sold 2 Superior: extra bedroom \$-2000, RV Parking \$-2000. Inferior: no in ground pool \$9000. Located in the Madera Ranchos area, had one price reductions, no sellers concessions.

Sold 3 Superior: larger home \$-1000, condition (updated) \$-15,000, larger shop \$-12,000, larger lot \$-1000. Inferior: no in ground pool \$9000. Located in the Madera Ranchos area, had one price reductions, no sellers 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	\$310,000	\$310,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$300,000	--

Comments Regarding Pricing Strategy

Sold comps adjusted prices range from \$300,000 to \$310,000.

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 1.62 miles and the sold comps closed within the last 2 months. The market is reported as having increased 6% in the last 6 months. In addition, there was a prior report completed 07/2018 and the 3.3% price variance is supported by market conditions. The price conclusion is deemed supported.

VIII. Property Images

Address 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000

Suggested Repaired \$310,000

Sale \$310,000



Subject 11714 Charlton Rd

View Front



Subject 11714 Charlton Rd

View Address Verification

VIII. Property Images (continued)

Address 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000

Suggested Repaired \$310,000

Sale \$310,000



Subject 11714 Charlton Rd

View Street



Listing Comp 1 36835 Avenue 12

View Front

VIII. Property Images (continued)

Address 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000

Suggested Repaired \$310,000

Sale \$310,000



Listing Comp 2 12257 Loren Way

View Front



Listing Comp 3 36579 Avenue 12

View Front

VIII. Property Images (continued)

Address 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000

Suggested Repaired \$310,000

Sale \$310,000



Sold Comp 1 12308 Gleason Dr

View Front



Sold Comp 2 11850 Haven Rd

View Front

VIII. Property Images (continued)

Address 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000

Suggested Repaired \$310,000

Sale \$310,000

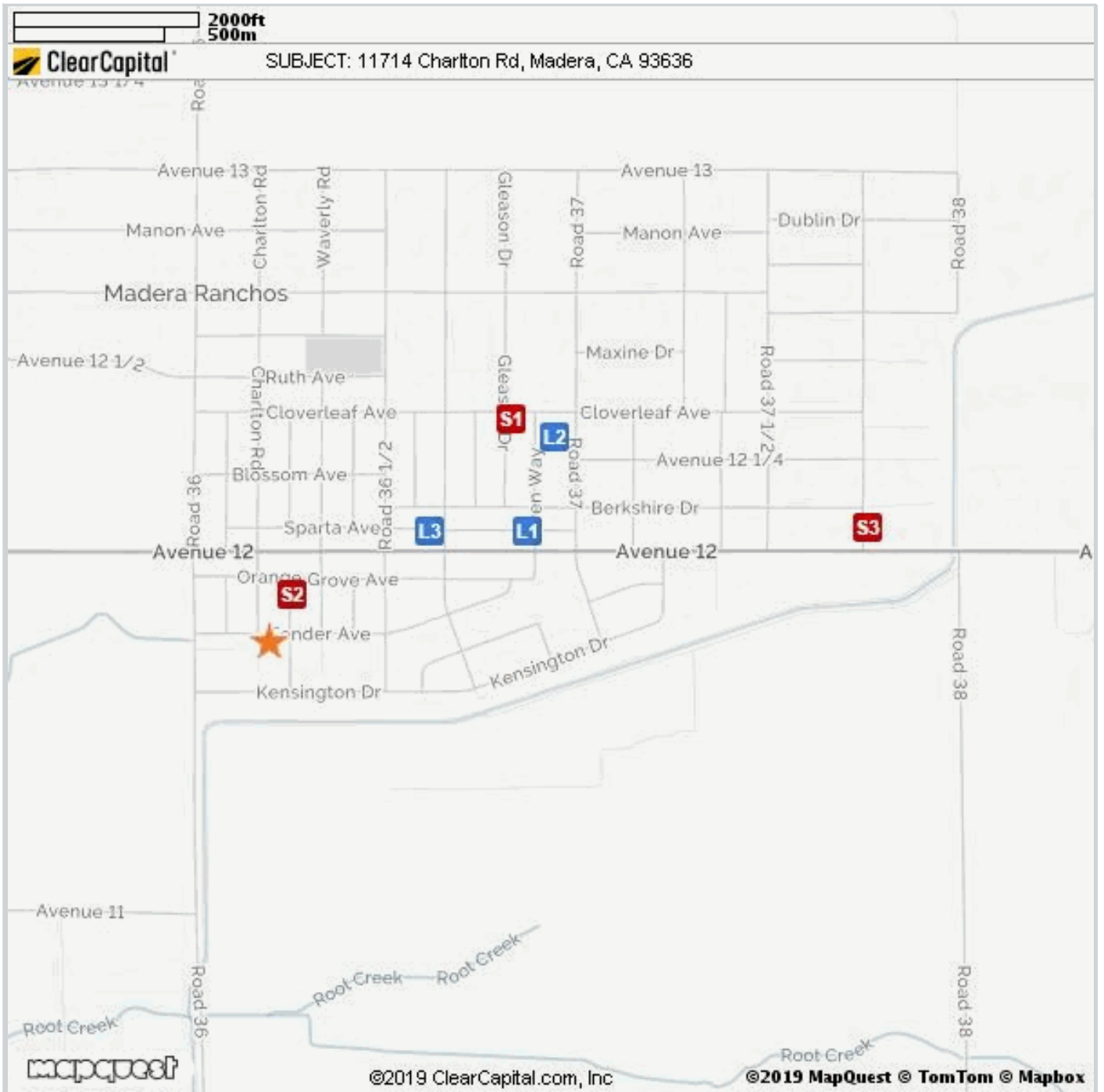


Sold Comp 3 37729 Avenue 12

View Front

ClearMaps Addendum

Address ★ 11714 Charlton Road, Madera, CA 93636
Loan Number 34950 **Suggested List** \$310,000 **Suggested Repaired** \$310,000 **Sale** \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11714 Charlton Rd, Madera, CA	--	Parcel Match
L1 Listing 1	36835 Avenue 12, Madera, CA	0.76 Miles ¹	Parcel Match
L2 Listing 2	12257 Loren Way, Madera, CA	0.95 Miles ¹	Parcel Match
L3 Listing 3	36579 Avenue 12, Madera, CA	0.53 Miles ¹	Parcel Match
S1 Sold 1	12308 Gleason Dr, Madera, CA	0.89 Miles ¹	Parcel Match
S2 Sold 2	11850 Haven Rd, Madera, CA	0.16 Miles ¹	Parcel Match
S3 Sold 3	37729 Avenue 12, Madera, CA	1.62 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	Marilyn Tolmachoff	Company/Brokerage	London Properties
License No	01422382		
License Expiration	03/05/2020	License State	CA
Phone	5596616100	Email	mtolmachoff@londonproperties.com
Broker Distance to Subject	11.25 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

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.