

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>	6880 W Wellington Drive, Wasilla, AK 99623	<b>Order ID</b>	6679002	<b>Property ID</b>	28259213
<b>Inspection Date</b>	03/31/2020	<b>Date of Report</b>	04/01/2020		
<b>Loan Number</b>	35722	<b>APN</b>	2930B08L015		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Matanuska-Susitna		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200330_CS New Fac BPO Request	<b>Tracking ID 1</b>	20200330_CS New Fac BPO		
<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 16 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>	\$4,255	
<b>Assessed Value</b>	\$274,000	
<b>Zoning Classification</b>	RR-Rural Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (All openings closed)	
<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>	Victoria Estates 9073769664	
<b>Association Fees</b>	\$475 / Year (Other: Association Fees)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	Area mostly consistent of Single Family dwellings. 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 90s. 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: \$65,000 High: \$499,000	
<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>	6880 W Wellington Drive	6801 W Buckner Place	7041 W Vandenburg Drive	7191 S Frontier Drive
<b>City, State</b>	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
<b>Zip Code</b>	99623	99654	99623	99623
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.79 <sup>1</sup>	1.34 <sup>1</sup>	1.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$264,900	\$259,900	\$269,999
<b>List Price \$</b>	--	\$259,900	\$259,900	\$269,999
<b>Original List Date</b>		07/26/2019	01/08/2020	01/27/2020
<b>DOM · Cumulative DOM</b>	-- · --	242 · 250	40 · 84	38 · 65
<b>Age (# of years)</b>	16	17	16	24
<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>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,059	1,816	1,954	1,820
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	4 · 3	3 · 2 · 1
<b>Total Room #</b>	7	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.46 acres	0.48 acres	0.46 acres	0.47 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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** Within walking distance of two fantastic restaurants, convenience store, parks and of course the best golfing in the state, this two story home has a great open floor plan, vaulted ceilings, gas fireplace, new paint inside and out, More... Residential Type: Single Family Res Exterior Finish: Wood Foundation Type: Unknown - BTV Floor Style: Multi-Level Garage Type: Attached Carport Type: Attached Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well; Public Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved View Type: Partial Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Docs Avl for Review: Prop Discl Available Features-Interior: BR/BA on Main Level; Dishwasher; Electric; Family Room; Fireplace; Freezer- Stand Alone; Gas Cooktop; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washer &/Or Dryer; Wired Data Flooring: Carpet; Hardwood Flooring; Laminate Flooring Features-Additional: Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Lot- Corner; Road Service Area; Satellite Dish; Shed; Storage Space/Unit; Paved Driveway; RV Parking
- Listing 2** Kitchen has pantry & island that makes a perfect breakfast area. Multiple levels of decking, including large Trex deck. Luxurious quartz surround for fireplace. Fresh interior paint and new flooring, ready for a new family Residential Type: Single Family Res Association Info: Association Name: Settlers Bay; Association Phone #: 907.376.3555; Manager Contact: Nanette Rucker; Manager Phone #: 907.376.3555; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Split Entry Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar Access Type: Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,500 Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102 Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Family Room; Gas Fireplace; Microwave (B/I); Pantry; Range/Oven; Smoke Detector(s); Washr&/Or Dryer Hkup; Window Coverings; Laminate Counters Flooring: Carpet; Laminate Flooring; Linoleum Features-Additional: Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; Storage Space/Unit; Paved Driveway
- Listing 3** Light and bright open floor plan perfect for entertaining! Enjoy vaulted knotty pine ceiling, large picture windows that let the sunshine in, gas fireplace, spacious kitchen has w/i pantry and breakfast bar, private master suite on main level with deck access More... Residential Type: B & B Potential; Recreational/Cabin; Single Family Res Association Info: Association Name: Settlers Bay Construction Type: Block; Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Composition; Shingle Foundation Type: Block; Poured Concrete Floor Style: Chalet/A-Frame; Multi-Level; Prow Front Split Garage Type: Attached; Heated; Tuck Under Carport Type: Attached Heat Type: Stove; Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Dedicated Road; Paved; Maintained View Type: Inlet; Mountains; Partial; Territorial Topography: Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102 Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Electric Cooktop; Gas Fireplace; Jetted Tub; Pantry; Range/Oven; Refrigerator; Smoke Detector(s); Soaking Tub; Telephone; Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Laminate Counters Flooring: Carpet; Linoleum Features-Additional: Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Lot- Corner; Road Service Area; Satellite Dish; View; Paved Driveway; RV Parking

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6880 W Wellington Drive	6531 S Roosevelt Drive	6800 S Frontier Drive	5650 S Irwin Drive
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 <sup>1</sup>	1.20 <sup>1</sup>	0.28 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,900	\$280,000	\$287,000
List Price \$	--	\$264,900	\$280,000	\$287,000
Sale Price \$	--	\$260,000	\$274,500	\$280,000
Type of Financing	--	Fha	Va	Conv
Date of Sale	--	12/20/2019	09/27/2019	12/05/2019
DOM · Cumulative DOM	-- · --	22 · 74	4 · 50	48 · 49
Age (# of years)	16	17	21	2
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,059	2,034	2,132	1,888
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	3 · 2 · 1	4 · 2 · 1
Total Room #	7	7	6	7
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	--	--	--	--
Lot Size	0.46 acres	0.46 acres	0.49 acres	0.53 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,650	-\$4,769	+\$9,087
Adjusted Price	--	\$262,650	\$269,731	\$289,087

\* Sold 2 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** Beds+3800 SF-Res+700 Year Built+650 Amt-SlrPdByrClsgCost-2500 Immaculate family home on a beautiful .46 acres! Pride of ownership shows in this home. 3 bedrooms, including Master, with a bonus room downstairs in addition to a family room and full bath! Great floor plan! Big beautiful deck off of kitchen for easy B-B-Q'ing! Oversized 2 car garage at 700SF! Home was refinished in 2014. This is a must see and PRICED TO SELL! Residential Type: Single Family Res Association Info: Association Name: Settlers Bay Owners Assoc; Dues- Amount: 125; Dues- Frequency: Yearly Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Slab Floor Style: Split Entry Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Area Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available Features-Interior: Ceiling Fan(s); CO Detector(s); Den &/Or Office; Dishwasher; Electric; Family Room; Gas Fireplace; Jetted Tub; Microwave (B/I); Range/Oven; Refrigerator; Smoke Detector(s); Telephone; Vaulted Ceiling; Washer &/Or Dryer; Laminate Counters Flooring: Carpet; Laminate Flooring; Linoleum Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Road Service Area; Paved Driveway
- Sold 2** Beds+3800 Baths+925 SF-Res-2044 Garage #-5000 Year Built+3250 Amt-SlrPdByrClsgCost-5700 An excellent floor plan, housing 2 family rooms, each with a fireplace, all bedrooms on the same floor. Master Suite w/ private master bath, double sinks, shower, & corner tub. High ceilings - custom pine tongue and groove, greenhouse, shed, landscaping, privacy deck hedge, garden arbor, Kentucky Nugget Dwarf Grass, & a spacious 3 bay garage w/built-in shop area. BTV all info. More... Residential Type: Single Family Res Association Info: Association Name: Settlers Bay Homeowners; Association Phone #: 907-352- 3534; Dues-Amount: 150; Dues-Frequency: Yearly Foundation Type: Poured Concrete Floor Style: Multi-Level; Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Community Water-Type: Shared Well; Public Dining Room Type: Formal; Area Access Type: Paved; Maintained Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: Creek; Inlet To Show: ShowingTime Features-Interior: Dishwasher; Family Room; Fireplace; Gas Cooktop; Jetted Tub; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Workshop Flooring: Carpet Features-Additional: Private Yard; Deck/Patio; Garage Door Opener; Greenhouse; Home Owner Assoc.; Shed; Paved Driveway
- Sold 3** Baths+925 SF-Res+4788 Year Built-9100 Amt-SlrPdByrClsgCost-5800 1888 sq.ft 2-story traditional home in Eagle Heights! This View home offers 4 beds, 2.5 baths & 2 car garage on .53 acre lot. Enjoy smartly placed 2nd floor laundry room. If you're looking for an affordable home w/ views give us a call Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Two-Story Tradtnl Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Community Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Formal; Area Access Type: Dedicated Road; Paved; Maintained View Type: Mountains; Partial Topography: Bluff; Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,500 Docs Avl for Review: Docs Posted on MLS; Floor Plan General Contractor: Contractor/Bldr Name: Spinell Homes, LLC; Contractor License #: 1572; Res Const Endorse #: 20310 Features-Interior: CO Detector(s); Dishwasher; Electric; Family Room; Fireplace; Gas Fireplace; Range/Oven; Smoke Detector(s); Telephone; Washr&/Or Dryer Hkup Flooring: Carpet Features-Additional: Private Yard; Covenant/Restriction; Deck/Patio; Garage Door Opener; Home Warranty; Paved Driveway

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Core Real Estate	Listed on 02/21/2020 @\$329900 and current listed @\$324900					
<b>Listing Agent Name</b>	Kylie Moeller						
<b>Listing Agent Phone</b>	907-390-0256						
<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>
02/21/2020	\$329,900	03/27/2020	\$324,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$268,000	\$268,000
<b>Sales Price</b>	\$265,000	\$265,000
<b>30 Day Price</b>	\$252,000	--
<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 Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 6801 W Buckner Place  
Wasilla, AK 99654



Front

**L2** 7041 W Vandenburg Drive  
Wasilla, AK 99623



Front

**L3** 7191 S Frontier Drive  
Wasilla, AK 99623



Front

## Sales Photos

**S1** 6531 S Roosevelt Drive  
Wasilla, AK 99623



Front

**S2** 6800 S Frontier Drive  
Wasilla, AK 99623



Front

**S3** 5650 S Irwin Drive  
Wasilla, AK 99623



Front

## ClearMaps Addendum

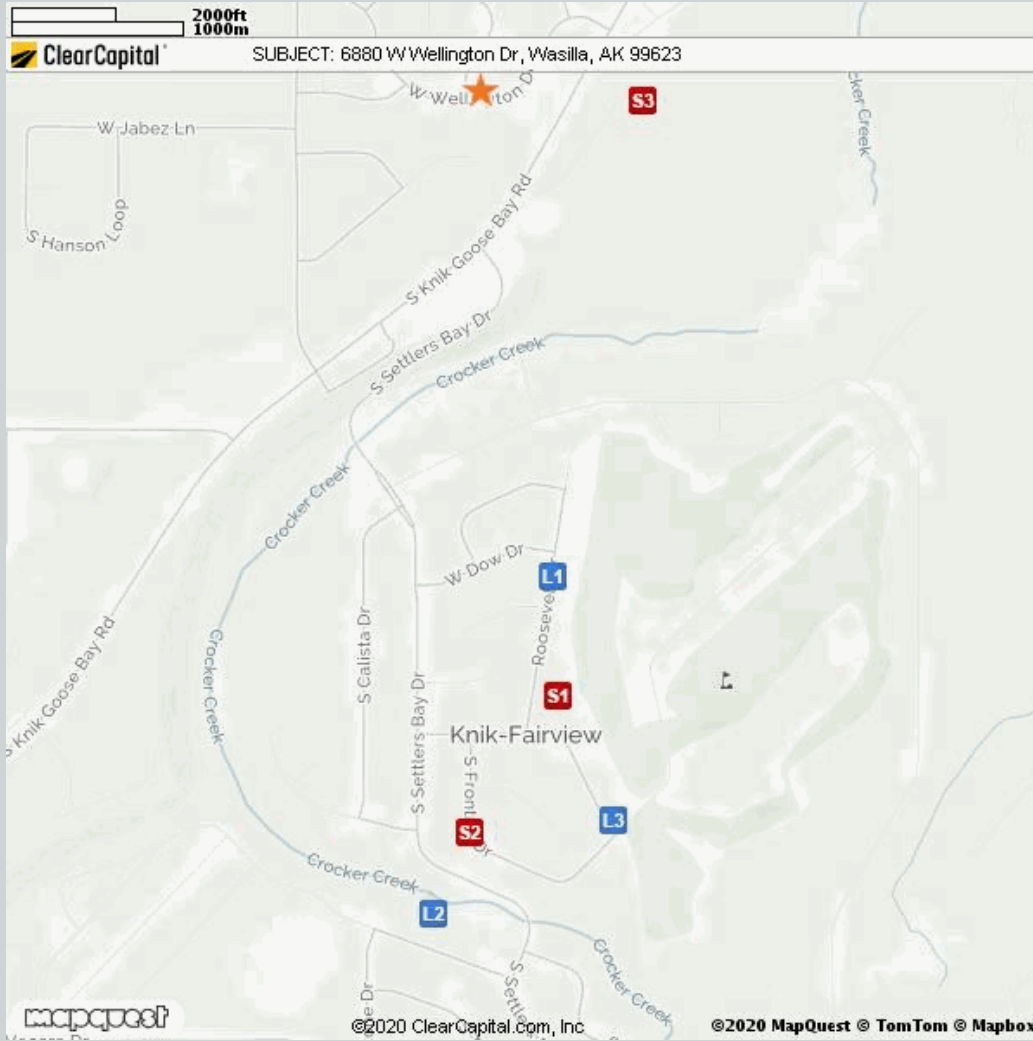
**Address** ★ 6880 W Wellington Drive, Wasilla, AK 99623

**Loan Number** 35722

**Suggested List** \$268,000

**Suggested Repaired** \$268,000

**Sale** \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6880 W Wellington Dr, Wasilla, AK	--	Parcel Match
L1 Listing 1	6801 W Buckner Place, Wasilla, AK	0.79 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7041 W Vandenburg Drive, Wasilla, AK	1.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7191 S Frontier Drive, Wasilla, AK	1.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6531 S Roosevelt Drive, Wasilla, AK	0.99 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6800 S Frontier Drive, Wasilla, AK	1.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5650 S Irwin Drive, Wasilla, AK	0.28 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>	01/31/2022	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	7.33 miles	<b>Date Signed</b>	04/01/2020

*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

**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.**