

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	7795 Malachite Avenue, Rancho Cucamonga, CA 91730	Order ID	6044240	Property ID	25901760
Inspection Date	01/11/2019	Date of Report	01/13/2019		
Loan Number	36409	APN	0208-703-15-0000		
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
Occupancy	Occupied	The subject is a single story detached SFR with stucco siding and a composition shingle roof. It is located on a landscaped lot with an inground pool, and a block and vinyl rear fence. Has a 2AG, metal roll-up garage door, and a concrete driveway. There is a fireplace, forced air heating, and central air. Appears to have newer exterior paint and windows. There is no damage observed. There are no known health, safety, or adverse environmental issues present. There is a vehicle in the driveway and the property is believed to be occupied. However, there is a sign in the windows that says the property is not for rent.
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		There is no MLS activity for the subject. It last sold on 06/27/2003 for \$218,000.
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	Suburban	Neighborhood Comments
Local Economy	Stable	Surrounding properties are SFRs, similar in age, size, type and quality of exterior building materials. There are no board-ups in the neighborhood. It is .3 mi to an elementary school, .5 mi to shopping, and 1.25 mi to freeway access. Current values are similar to values 6 months ago, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.
Sales Prices in this Neighborhood	Low: \$370,000 High: \$580,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7795 Malachite Avenue	9645 Church St	7818 Lion St	7769 Onyx Ave
City, State	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91730	91730	91730	91730
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.48 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,800	\$492,000	\$545,000
List Price \$	--	\$449,880	\$479,900	\$525,000
Original List Date		10/05/2018	09/06/2018	11/08/2018
DOM · Cumulative DOM	-- · --	97 · 100	126 · 129	63 · 66
Age (# of years)	43	44	52	49
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventioonal
# Units	1	1	1	1
Living Sq. Feet	1,708	1,418	1,864	1,799
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 3	3 · 2
Total Room #	7	7	7	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	Pool - Yes	--	--	Spa - Yes
Lot Size	0.16 acres	0.16 acres	0.18 acres	0.18 acres
Other	Fence, FAH, CAC	Fence, FAH, CAC	Fence, FAH, CAC	Fence, FAH, CAC

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

- Listing 1** Has smaller GLA, similar lot size, garage, year built, and no pool amenity. There are granite kitchen countertops, no cabinet, appliance, bath upgrades. Has dual pane windows. There is no rear landscaping. Offers inferior appeal. Located on a well travelled street.
- Listing 2** Has larger GLA, similar lot size, garage, year built, no pool amenity. There are granite kitchen countertops, s/s appliances, upgraded cabinets, baths, and newer flooring.
- Listing 3** Has similar GLA, lot size, garage, and year built. Has an above ground spa. There are granite kitchen countertops, mismatched appliances, no cabinet, bath upgrades. Has dual pane windows, newer exterior paint, and has solar panels. There is non- neutral paint throughout.

* Listing 3 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	7795 Malachite Avenue	9931 Stafford St	7977 Cambridge Ave	9020 Chardonnay Cir
City, State	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91730	91730	91730	91730
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.66 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$469,900	\$499,000	\$485,000
List Price \$	--	\$469,000	\$499,000	\$455,000
Sale Price \$	--	\$475,000	\$495,000	\$455,000
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	11/16/2018	12/10/2018	10/18/2018
DOM · Cumulative DOM	-- · --	45 · 45	21 · 66	146 · 146
Age (# of years)	43	41	42	42
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	2
Living Sq. Feet	1,708	1,761	1,596	1,629
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.16 acres	0.17 acres	0.17 acres	0.17 acres
Other	Fence, FAH, CAC	Fence, FAH, CAC	Fence, FAH, CAC	Fence, FAH, CAC
Net Adjustment	--	+\$15,000	+\$600	+\$10,000
Adjusted Price	--	\$490,000	\$495,600	\$465,000

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

Sold 1 Has similar GLA, lot size, garage, and year built, no pool amenity. There are s/s kitchen appliances, no cabinet, countertop, bath, flooring, window, or roof upgrades. Adjustments: pool +15k.

Sold 2 Has smaller GLA, similar lot size, garage, year built, and no pool amenity. The garage has been converted to a second kitchen. Has newer flooring, updated kitchen and baths. There are no known window or roof upgrades. Adjustments: pool +15k, GLA +5600, 2nd kitchen -10k, condition -20k, garage +10k.

Sold 3 Has similar GLA, lot size, garage, year built, and pool amenity. There are laminate kitchen countertops, dated appliances, cabinets, and baths. Has one room with panelled walls. There are dual pane windows. Offered as having "tons of potential". Adjustments: inferior appeal +10k

* 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	\$495,000	\$495,000
Sales Price	\$490,000	\$490,000
30 Day Price	\$480,000	--

Comments Regarding Pricing Strategy

The search parameters for comparables were: 1408-2008 sq.ft, back 3 months, and throughout the subject parcel map area. The subject and all comparables are located in the Chaffey Union school district and are on public utilities. Information regarding the subject is from tax records and broker observation. A Notice of Default was recorded on 12/06/2018.

VII. 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.

VIII. Property Images

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$490,000



Subject 7795 Malachite Ave

View Front



Subject 7795 Malachite Ave

View Address Verification

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$490,000



Subject 7795 Malachite Ave

View Street



Subject 7795 Malachite Ave

View Street

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409 **Suggested List** \$495,000 **Suggested Repaired** \$495,000 **Sale** \$490,000



Subject 7795 Malachite Ave

View Other



Subject 7795 Malachite Ave

View Other

Comment "Signs posted"

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409 **Suggested List** \$495,000 **Suggested Repaired** \$495,000 **Sale** \$490,000



Subject 7795 Malachite Ave **View** Other
Comment "Sign posted"



Listing Comp 1 9645 Church St **View** Front

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$490,000



Listing Comp 2 7818 Lion St

View Front



Listing Comp 3 7769 Onyx Ave

View Front

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$490,000



Sold Comp 1 9931 Stafford St

View Front



Sold Comp 2 7977 Cambridge Ave

View Front

VIII. Property Images (continued)

Address 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$490,000

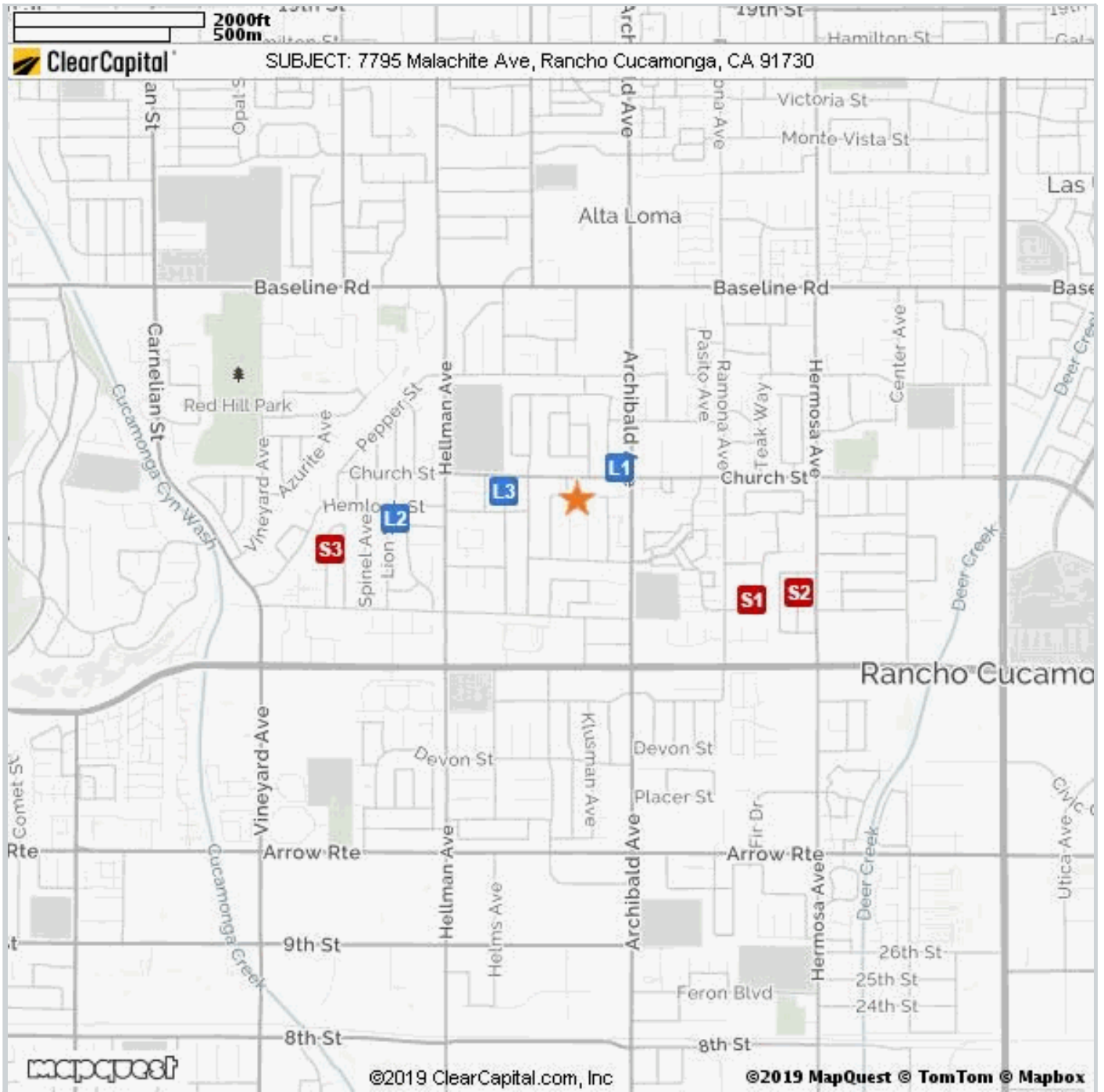


Sold Comp 3 9020 Chardonnay Cir

View Front

ClearMaps Addendum

Address ★ 7795 Malachite Avenue, Rancho Cucamonga, CA 91730
Loan Number 36409 **Suggested List** \$495,000 **Suggested Repaired** \$495,000 **Sale** \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7795 Malachite Ave, Rancho Cucamonga, CA	--	Parcel Match
L1 Listing 1	9645 Church St, Rancho Cucamonga, CA	0.17 Miles ¹	Parcel Match
L2 Listing 2	7818 Lion St, Rancho Cucamonga, CA	0.48 Miles ¹	Parcel Match
L3 Listing 3	7769 Onyx Ave, Rancho Cucamonga, CA	0.18 Miles ¹	Parcel Match
S1 Sold 1	9931 Stafford St, Rancho Cucamonga, CA	0.56 Miles ¹	Parcel Match
S2 Sold 2	7977 Cambridge Ave, Rancho Cucamonga, CA	0.66 Miles ¹	Parcel Match
S3 Sold 3	9020 Chardonnay Cir, Rancho Cucamonga, CA	0.66 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501		
License Expiration	07/29/2019	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	1.06 miles	Date Signed	01/12/2019

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.