

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	183 Lynnwood Circle, Meridian, IDAHO 83642	Order ID	6269156	Property ID	26980197
Inspection Date	07/31/2019	Date of Report	08/01/2019		
Loan Number	36765	APN	R1608620040		
Borrower Name	CRE	County	Ada		

Tracking IDs

Order Tracking ID	CS_FundingBatch74_7.31.2019	Tracking ID 1	CS_FundingBatch74_7.31.2019
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Real Estate 2015 LLC	Condition Comments	Exterior of home is in average condition. Partially full dumpster and outhouse were noted in driveway, however reason is not known. Since interior was not inspected it was assumed to be in average condition as well though interior inspection is strongly recommended.
R. E. Taxes	\$109,848		
Assessed Value	\$279,100		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Crestwood Estates 208-890-9451		
Association Fees	\$140 / Year (Other: Unknown)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	One of several subdivisions in area, subject is one of older ones. Most homes are in average condition, investor activity has been fairly low. New construction located in a few subdivisions nearby. Subject is one of larger homes though is not an over improvement.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$215,000 High: \$365,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	183 Lynnwood Circle	918 W Broadway	1388 W Crest Wood	1268 N Vineyards
City, State	Meridian, IDAHO	Meridian, ID	Meridian, ID	Meridian, ID
Zip Code	83642	83642	83642	83642
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.18 ¹	1.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$294,900	\$300,000	\$368,000
List Price \$	--	\$289,900	\$290,000	\$358,000
Original List Date		07/08/2019	07/07/2019	05/20/2019
DOM · Cumulative DOM	-- · --	24 · 24	25 · 25	73 · 73
Age (# of years)	29	18	31	25
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	1 Story 1 story	2 Stories 2 story	2 Stories 2 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	2,409	2,620	1,986	1,994
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	4 · 3	3 · 2 · 1
Total Room #	9	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.2 acres	0.21 acres	0.21 acres	0.26 acres
Other	NA	NA	NA	NA

* 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.

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

Listing 1 Competing subdivision. Backs to small creek used for irrigation. RV parking is gated. No recent updates to interior. Has been used as rental property.

Listing 2 Subject subdivision, similar location. New sprinkler system. No updates noted, per listing home is slightly worn. Owner offering credit for flooring/cosmetic upgrades, amount to be determined.

Listing 3 Competing subdivision. Updated fairly recently, newer windows, roof, furnace, some countertops and int/ext paint. Better landscaping than most in area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	183 Lynnwood Circle	548 S Linder Rd	475 W Maple	2188 Sonoma
City, State	Meridian, IDAHO	Meridian, ID	Meridian, ID	Meridian, ID
Zip Code	83642	83642	83642	83642
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	1.01 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$319,900	\$335,000
List Price \$	--	\$275,000	\$319,900	\$334,900
Sale Price \$	--	\$280,000	\$315,000	\$335,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	07/01/2019	06/27/2019	07/29/2019
DOM · Cumulative DOM	-- · --	45 · 45	64 · 64	54 · 54
Age (# of years)	29	27	22	24
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	1 Story 1 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	2,409	2,199	2,052	2,461
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	3 · 2 · 1	4 · 2 · 1
Total Room #	9	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 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	0.2 acres	0.33 acres	0.23 acres	0.28 acres
Other	NA	\$0 concessions	\$5000 concessions	\$6700 concessions
Net Adjustment	--	-\$3,100	+\$4,500	-\$20,500
Adjusted Price	--	\$276,900	\$319,500	\$314,500

* 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.

Recent Sales - Cont.

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

- Sold 1** Competing subdivision. Similar landscaping to subject. No recent updates, interior is dated per photos. Reason for sale above asking price is not known.
- Sold 2** Competing subdivision. Similar landscaping. Tandem garage, back half has been used as shop area. No recent updates to interior. Currently backs to lot, may be developed in future.
- Sold 3** Competing subdivision. \$3000 carpet allowance was offered. Across street from park, basketball court in back yard. New appliances and some flooring. No other updates noted.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS listings found				
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$317,000	\$317,000
Sales Price	\$317,000	\$317,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>Subject was assumed to be in average condition. Dumpster in drive appears to have construction debris inside, however status of any repairs or construction is not known as interior was not inspected. Interior inspection is strongly recommended to determine condition of the interior. It is also noted dumpster and outhouse will need to be removed prior to selling home, however no repair amount was given for this. Initial search for comps was limited to homes in immediate area, however subject is one of larger homes nearby and majority of homes found were new construction. Search was therefore expanded to include all homes within 25% gla, located within 1 mile of property with sold comps expanded to 6 months. Only 4 sold properties were found, 2 of which were not comparable to subject. Final search was expanded to include all homes within 20%gla, located within 1.5 mile radius, and sold comps were limited to 90 days. All comps were limited to area north of freeway similar to subject. 59 active and 50 sold properties were found. New construction homes were eliminated, leaving 14 active and 16 sold properties. Homes needing repair, newly remodeled, on much larger lots or very different designs were also eliminated. Of remaining properties, homes most similar to subject characteristics were used in report. Active comps were slightly weighted in valuation due to increasing values and greater similarity to subject.</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



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 918 W Broadway
Meridian, ID 83642



Front

L2 1388 W Crest Wood
Meridian, ID 83642



Front

L3 1268 N Vineyards
Meridian, ID 83642



Front

Sales Photos

S1 548 S Linder Rd
Meridian, ID 83642



Front

S2 475 W Maple
Meridian, ID 83642



Front

S3 2188 SOнома
Meridian, ID 83642



Front

ClearMaps Addendum

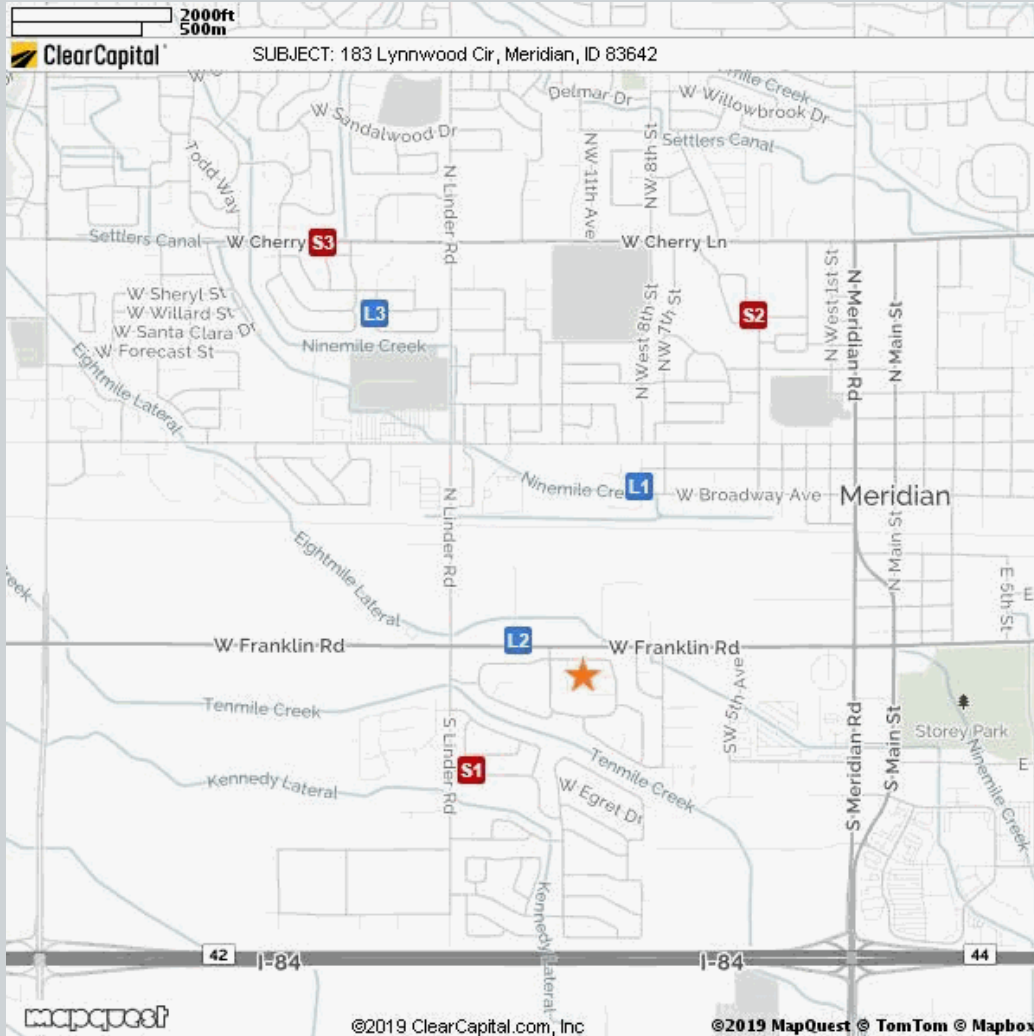
Address ★ 183 Lynnwood Circle, Meridian, IDAHO 83642

Loan Number 36765

Suggested List \$317,000

Suggested Repaired \$317,000

Sale \$317,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	183 Lynnwood Cir, Meridian, ID	--	Parcel Match
L1 Listing 1	918 W Broadway, Meridian, ID	0.51 Miles ¹	Parcel Match
L2 Listing 2	1388 W Crest Wood, Meridian, ID	0.18 Miles ¹	Parcel Match
L3 Listing 3	1268 N Vineyards, Meridian, ID	1.04 Miles ¹	Parcel Match
S1 Sold 1	548 S Linder Rd, Meridian, ID	0.34 Miles ¹	Parcel Match
S2 Sold 2	475 W Maple, Meridian, ID	1.01 Miles ¹	Parcel Match
S3 Sold 3	2188 Sonoma, Meridian, ID	1.26 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.

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

Broker Name	Beckie Scherr	Company/Brokerage	Realty Royale
License No	DB34795	Address	5123 S Morrow St Boise ID 83709
License Expiration	09/30/2020	License State	ID
Phone	2088912137	Email	REO@RealRoyale.com
Broker Distance to Subject	5.37 miles	Date Signed	08/01/2019

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 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.