

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>	1128 W Harvard Avenue, Shelton, WA 98584	<b>Order ID</b>	6085061	<b>Property ID</b>	26117573
<b>Inspection Date</b>	02/24/2019	<b>Date of Report</b>	02/26/2019		
<b>Loan Number</b>	37132	<b>APN</b>	320195506009		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 02.22.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 02.22.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Vacant	This house is in average condition. Several trees need to be cut down, because they will break the roof. See attached photo.	
<b>Secure?</b>	Yes (All windows and doors were locked)		
<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>	No		
<b>Visible From Street</b>	Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		That property was sold on 02/05/2015.	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Lake Blvd / Pioneer Way is a suburban neighborhood located in Shelton, Washington. Lake Blvd / Pioneer Way real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Lake Blvd / Pioneer Way neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.	
<b>Sales Prices in this Neighborhood</b>	Low: \$115,000 High: \$419,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1128 W Harvard Avenue	1116 Laurel St	1027 May Ave	503 Grandview Ave
City, State	Shelton, WA	Shelton, WA	Shelton, WA	Shelton, WA
Zip Code	98584	98584	98584	98584
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.80 <sup>1</sup>	0.06 <sup>1</sup>	0.46 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,999	\$289,000	\$299,900
List Price \$	--	\$314,999	\$285,000	\$299,900
Original List Date		01/27/2019	08/31/2018	01/21/2019
DOM · Cumulative DOM	-- · --	25 · 30	156 · 179	34 · 36
Age (# of years)	64	51	81	61
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story 1 Story w/Bsmnt.	2 Stories 2 Stories w/Bsmnt	1.5 Stories 1 1/2 Stry w/Bsmnt	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	3,146	2,200	2,220	2,016
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2	4 · 2
Total Room #	9	8	7	8
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	1,573	--	620	1,008
Pool/Spa	--	--	--	--
Lot Size	.298 acres	.225 acres	.30 acres	.14 acres
Other	Deck, Fenced, Fully	Deck, Fenced, Fully, Patio, RV Parking, Shop, S	Fenced, Partially, Outbuildings, Patio	Fenced, Partially, Gas Available, Patio, RV Pa

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

- Listing 1** 1 Story home with hardwood flooring throughout. Newly remodel Kitchen 3 bedrooms plus a den/bonus room for a 4th bedroom with 1/2 bath and 2 full baths. Two living rooms. Located in quiet neighborhood but still close to everything. The master suite has a five-piece master bath and Fully fenced yard with built in Outdoor BBQ grill and outdoor fireplace, big yard Great for entertaining. Detached garage with outdoor shop area
- Listing 2** updated 3 bedroom 2 bath home on a large corner lot. Great location, close to all amenities. Cooks kitchen with granite counters and a huge island with downdraft stove. Basement master with adjoining bath and french doors to your private patio complete with hot tub wiring! Second patio off the kitchen/dining area. Upstairs is another bedroom and a bonus room/play area.
- Listing 3** home located on an oversized lot on the corner of 5th & Grandview in Angleside. 4 Beds, 2 full Baths w/tiled tub-showers, updated kitchen w/stainless appliances & new cabinets, new flooring, new paint, new windows, new lighting, new doors & trim. This home also offers a spacious LR w/new tile entry & a wood burning fireplc. Downstairs relax in the FR by the 2nd fireplc w/insert. Gas forced air furnace & HW heater. A Large level backyard w/plum & cherry trees

\* 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.

## V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1128 W Harvard Avenue	528 W Seattle Ave	1304 May Ave	20 Se Copper Mountain Ct
City, State	Shelton, WA	Shelton, WA	Shelton, WA	Shelton, WA
Zip Code	98584	98584	98584	98584
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.45 <sup>1</sup>	0.10 <sup>1</sup>	3.33 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$300,000	\$375,000
List Price \$	--	\$299,900	\$283,000	\$325,000
Sale Price \$	--	\$290,000	\$265,000	\$305,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	10/16/2018	10/19/2018	12/14/2018
DOM · Cumulative DOM	-- · --	17 · 45	29 · 135	201 · 205
Age (# of years)	64	67	45	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story 1 Story w/Bsmnt.	1 Story 1 Story w/Bsmnt.	1 Story 1 Story w/Bsmnt.	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	3,146	2,998	2,588	2,673
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2 · 1	5 · 3
Total Room #	9	9	8	10
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	1573%	1,304	1,428	--
Pool/Spa	--	--	--	Spa - Yes
Lot Size	.298 acres	.58 acres	.253 acres	.40 acres
Other	Deck, Fenced, Fully	Athletic Court, Outbuildings, Patio, RV Parkin	Boat House, Deck, Dog Run, Fenced, Fully,	Deck, Dog Run, Fenced, Fully, Outbuildings
Net Adjustment	--	-\$8,700	+\$21,920	-\$9,180
Adjusted Price	--	\$281,300	\$286,920	\$295,820

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

- Sold 1** mid century home with 2998 sq ft, 2nd kitchen, slate & hardwood floors, 2 water heaters, custom main bath, fruit trees, covered patio w/ water feature, beautiful landscaping, patio & front porch. Plans for a detached garage had been submitted to City of Shelton for approval. Over 1/2 acre w/ sport court, covered in-ground pool, partial water view of Oakland Bay & the Olympics.
- Sold 2** 4 BD home, with 2588 sqft on .25 acre lot, conveniently located. Bright & large, open kitchen with a stunning view of Mt. Rainier & plenty of deck to and enjoy. Large rooms, plus bonus or game room with a second sink/kitchen downstairs! New Furnace, hot water tank & electrical panel. New paint in kitchen, newly stained deck, pellet stoves, beautiful landscaping. RV parking, fully-fenced and secure.
- Sold 3** maintained home in lovely community of Shadowood! Sitting on large, fully fenced corner lot, steps from community park. This home features gleaming hardwood floors, updated kitchen with pristine counters, French doors off dining room to back deck & sports court, efficient Pellet Stove in Living Room. TWO Master Suites! New roof, 20k in-home generator & 500 gal propane tank. New carpet/tile. Garden shed & RV parking. Easy access to HWY 101; just 20 minutes to Olympia!

\* Sold 1 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$290,000	\$290,000
<b>Sales Price</b>	\$290,000	\$290,000
<b>30 Day Price</b>	\$290,000	--

### Comments Regarding Pricing Strategy

Adjustments were given at \$40 per square feet for the difference in living space. Site adjustments were given at \$5000 per 0.1 acres. Age adjustments were given at \$100 per year for the difference in actual age. Other adjustments were given \$1500 per 1/2 bath, \$5000 per room, \$15000 per 1 car garage.

## 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** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Front



**Subject** 1128 W Harvard Ave

**View** Front



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Address Verification



**Subject** 1128 W Harvard Ave

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "right"



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "right"



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "left"



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "left"



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "left"



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "right"



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Side

**Comment** "left"



**Subject** 1128 W Harvard Ave

**View** [Back](#)

VIII. Property Images (continued)

Address 1128 W Harvard Avenue, Shelton, WA 98584  
Loan Number 37132 Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$290,000



Subject 1128 W Harvard Ave

View Back



Subject 1128 W Harvard Ave

View Back





**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Street



**Subject** 1128 W Harvard Ave

**View** Street



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Street



**Subject** 1128 W Harvard Ave

**View** Other

**Comment** "trees"



**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



**Subject** 1128 W Harvard Ave

**View** Other

**Comment** "damage"



**Listing Comp 1** 1116 Laurel St

**View** Front

**VIII. Property Images (continued)**

<b>Address</b>	1128 W Harvard Avenue, Shelton, WA 98584	<b>Suggested Repaired</b>	\$290,000	<b>Sale</b>	\$290,000
<b>Loan Number</b>	37132	<b>Suggested List</b>	\$290,000		



**Listing Comp 2** 1027 May Ave **View** Front



**Listing Comp 3** 503 Grandview Ave **View** Front

**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132      **Suggested List** \$290,000      **Suggested Repaired** \$290,000      **Sale** \$290,000



**Sold Comp 1** 528 W Seattle Ave      **View** Front



**Sold Comp 2** 1304 May Ave      **View** Front

**VIII. Property Images (continued)**

**Address** 1128 W Harvard Avenue, Shelton, WA 98584

**Loan Number** 37132

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000

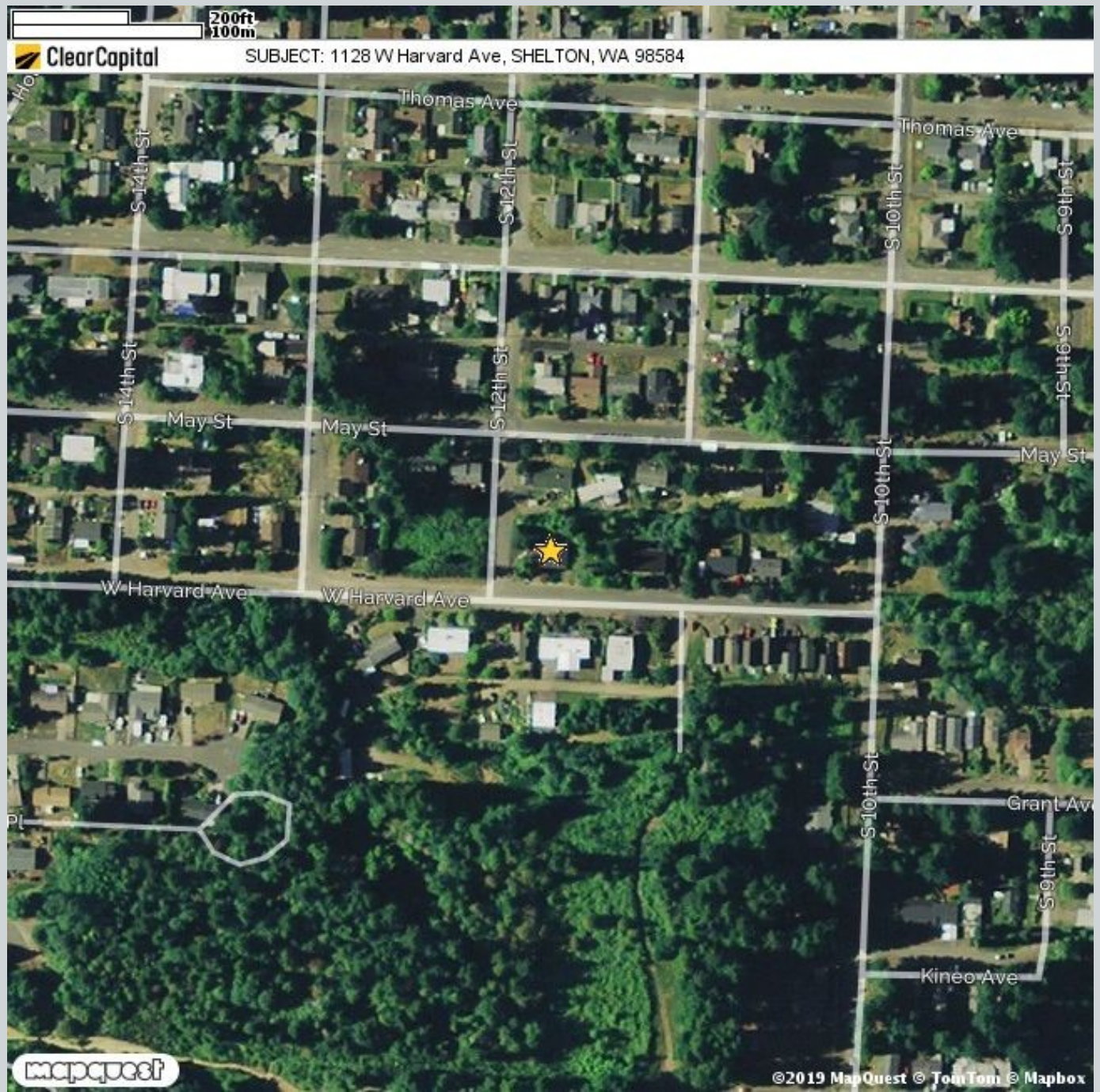


**Sold Comp 3** 20 Se Copper Mountain Ct **View** Front



**Aerial Imagery Addendum**

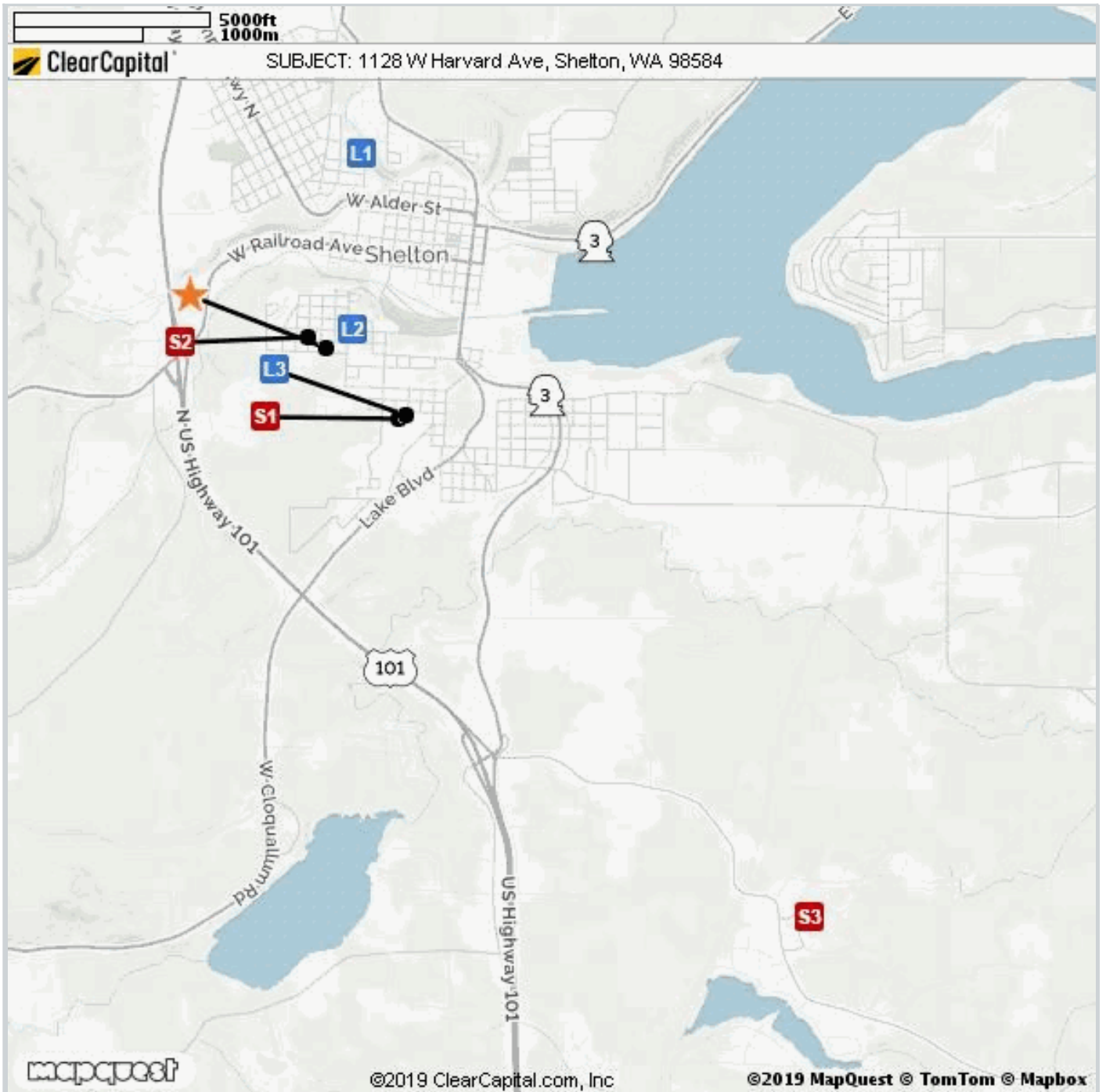
**Address** 1128 W Harvard Avenue, Shelton, WA 98584  
**Loan Number** 37132      **Suggested List** \$290,000      **Suggested Repaired** \$290,000      **Sale** \$290,000



**Subject** ★ 1128 W Harvard Avenue      **View** Satellite      **Date** 2/26/2019

**ClearMaps Addendum**

Address ★ 1128 W Harvard Avenue, Shelton, WA 98584  
 Loan Number 37132      Suggested List \$290,000      Suggested Repaired \$290,000      Sale \$290,000



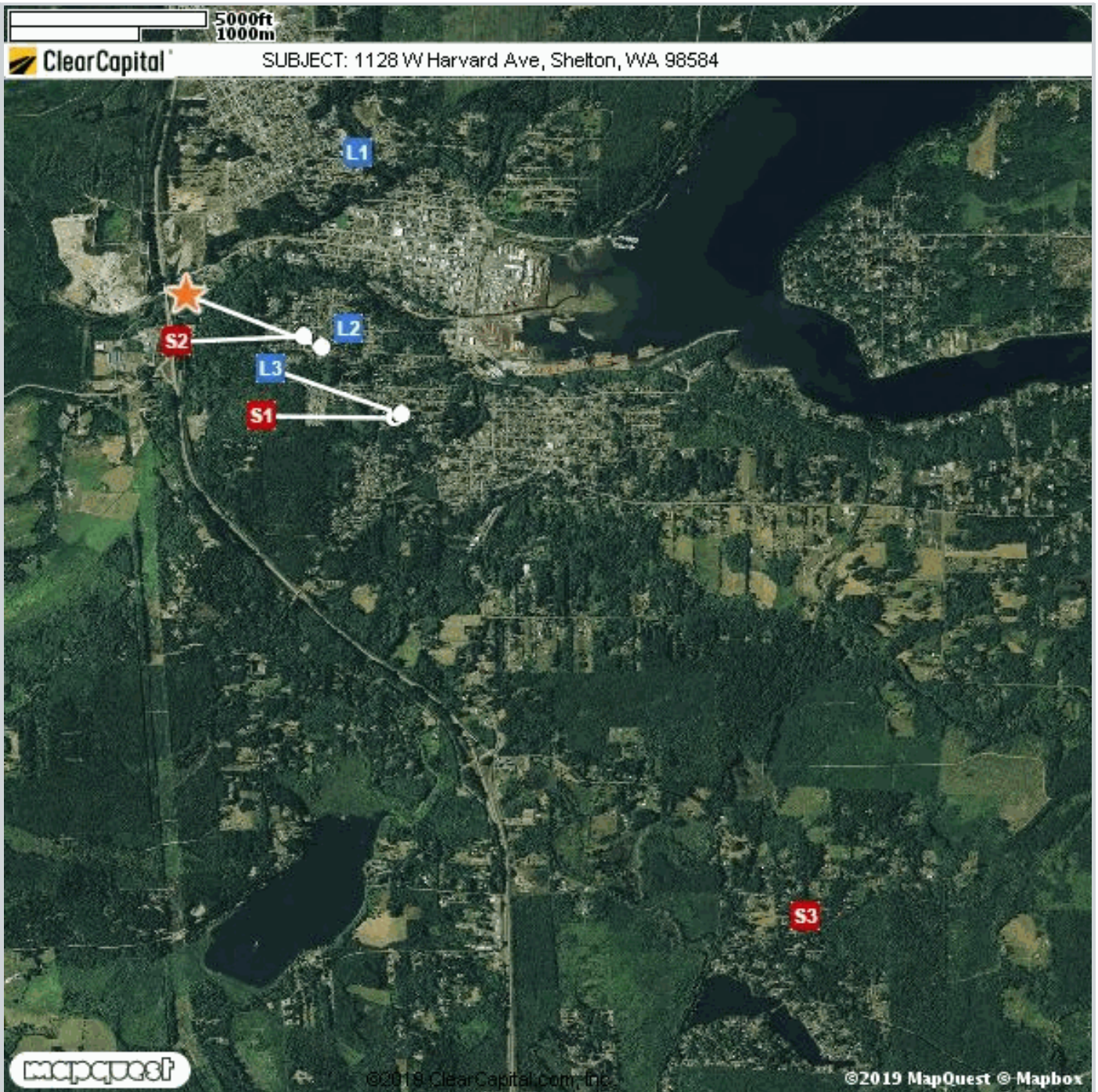
Comparable	Address	Miles to Subject	Mapping Accuracy
<span style="color: orange;">★</span> Subject	1128 W Harvard Ave, Shelton, WA	--	Parcel Match
<span style="color: blue;">L1</span> Listing 1	1116 Laurel St, Shelton, WA	0.80 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L2</span> Listing 2	1027 May Ave, Shelton, WA	0.06 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L3</span> Listing 3	503 Grandview Ave, Shelton, WA	0.46 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S1</span> Sold 1	528 W Seattle Ave, Shelton, WA	0.45 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S2</span> Sold 2	1304 May Ave, Shelton, WA	0.10 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S3</span> Sold 3	20 Se Copper Mountain Ct, Shelton, WA	3.33 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.

**Satellite Map Addendum**

Address ★ 1128 W Harvard Avenue, Shelton, WA 98584  
 Loan Number 37132      Suggested List \$290,000      Suggested Repaired \$290,000      Sale \$290,000





Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1128 W Harvard Ave, Shelton, WA	--	Parcel Match
L1 Listing 1	1116 Laurel St, Shelton, WA	0.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1027 May Ave, Shelton, WA	0.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	503 Grandview Ave, Shelton, WA	0.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	528 W Seattle Ave, Shelton, WA	0.45 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1304 May Ave, Shelton, WA	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	20 Se Copper Mountain Ct, Shelton, WA	3.33 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.

## 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

<b>Broker Name</b>	Larry Nordberg	<b>Company/Brokerage</b>	Keller Williams Realty Puget Sound
<b>License No</b>	26944		
<b>License Expiration</b>	05/09/2019	<b>License State</b>	WA
<b>Phone</b>	2539212000	<b>Email</b>	larry@homevendor.com
<b>Broker Distance to Subject</b>	36.50 miles	<b>Date Signed</b>	02/25/2019

*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

**If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.**

**If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.**

**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.**