

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>	7595 W Swift Lane, Boise, ID 83704	<b>Order ID</b>	6375922	<b>Property ID</b>	27416213
<b>Inspection Date</b>	10/17/2019	<b>Date of Report</b>	10/17/2019		
<b>Loan Number</b>	37239	<b>APN</b>	R0539007510		
<b>Borrower Name</b>	CRE	<b>County</b>	Ada		

**Tracking IDs**

<b>Order Tracking ID</b>	20191016_CS_Funding_NewBPOs	<b>Tracking ID 1</b>	20191016_CS_Funding_NewBPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Champery Real Estate 2015 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,830	There is not an address on house because it was just painted and the painter has not replaced the numbers yet. I got address verification from the painter that was working on house. The roof and exterior hardy-board siding appear to be in average condition. The landscaping will need a bit of grooming in the spring. The property is vacant. It has central air, porch, covered patio and fully fenced backyard.	
<b>Assessed Value</b>	\$240,700		
<b>Zoning Classification</b>	R-1C Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(according to painter, the property is secure and will be locked up when he departs.)			
<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		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	There is no deferred maintenance observed for the subject or neighboring properties. There is low REO and short sale activity in this area in the last 6 months. No industrial or commercial influences in the area. Shopping, restaurants, entertainment, businesses and medical facilities are within 1.7 miles. School distances: Mountain View Elementary 1.1 miles, Fairmont Jr High .4 miles, Capital High 1.5 miles.	
<b>Sales Prices in this Neighborhood</b>	Low: \$214,900 High: \$470,000		
<b>Market for this type of property</b>	Increased 20 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7595 W Swift Lane	2300 N Raymond Street	1845 N Wilmington Drive	2424 N Chitwood Circle
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83704	83704	83704	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 <sup>1</sup>	0.77 <sup>1</sup>	0.47 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$282,000	\$290,000
List Price \$	--	\$289,900	\$282,000	\$299,000
Original List Date		10/01/2019	09/13/2019	09/06/2019
DOM · Cumulative DOM	-- · --	11 · 16	14 · 34	3 · 41
Age (# of years)	47	48	48	60
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,578	1,456	1,548	1,668
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1 · 1
Total Room #	6	6	7	6
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	.281 acres	.23 acres	.19 acres	.246 acres
Other	pch,cvd pat,full fnc	cvd pat,full fnc,shed	pch,cvd pat,full fnc,shed	pat,cvd pat,full fnc,shed

\* Listing 1 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.

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

**Listing 1** No comps in same subdivision as subject. Adjustments: +2800 sqft, +5000 1 garage stall, -2500 1 carport, -2500 fireplace, -1000 shed, -400 covered patio size, +500 porch. 291.8k

**Listing 2** No comps in same subdivision as subject. Adjustments: -700 sqft, -300 porch size, +200 covered patio size, -4000 overall garage size, -1000 shed, -5000 2 fireplaces. 272.6k

**Listing 3** No comps in same subdivision as subject. Adjustments: -2100 sqft, +1700 half bath, -2500 fireplace, +400 covered patio size, +500 porch, -1700 shed, -2100 patio. 293.2k

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7595 W Swift Lane	2023 N Fairmeadow Drive	2102 N Middlefield Road	3032 N Ustick Circle
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83704	83704	83704	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 <sup>1</sup>	0.56 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$274,900	\$259,900
List Price \$	--	\$272,000	\$274,900	\$259,900
Sale Price \$	--	\$272,000	\$272,500	\$276,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/22/2019	08/19/2019	07/30/2019
DOM · Cumulative DOM	-- · --	4 · 33	12 · 40	6 · 42
Age (# of years)	47	47	47	60
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,578	1,418	1,445	1,651
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	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	--	--	--	--
Lot Size	.281 acres	.256 acres	.193 acres	.23 acres
Other	pch,cvd pat,full fnc	cvd pat,full fnc	pch,cvd dck,full fnc,shed	cvd pat,full fnc
Net Adjustment	--	+\$600	-\$900	-\$6,200
Adjusted Price	--	\$272,600	\$271,600	\$269,800

\* 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.

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

**Sold 1** No comps in same subdivision as subject. Adjustments: +3700 sqft, -2500 fireplace, +500 porch, -1100 covered patio size.

**Sold 2** No comps in same subdivision as subject. Adjustments: +3100 sqft, -2500 fireplace, +500 porch, -600 patio, +1500 covered patio, -1200 covered deck, -1700 shed.

**Sold 3** No comps in same subdivision as subject. Adjustments: -1700 sqft, -5000 2 fireplaces, +500 porch.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed in Intermountain MLS and no sold information from Ada county tax records.			
<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						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$275,400	\$275,400
<b>Sales Price</b>	\$272,600	\$272,600
<b>30 Day Price</b>	\$272,600	--
<b>Comments Regarding Pricing Strategy</b>		
Comps used are closest in characteristics, community amenities and proximity to subject. The listing comps are a bit overpriced based on the average solds for the properties with the same characteristics as subject in the area in the last 6 months. Could not bracket subject lot size with suitable comps. Area had to be expanded to find suitable comps with similar characteristics.		

## 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



Street



Other



## Listing Photos

**L1** 2300 N Raymond Street  
Boise, ID 83704



Front

**L2** 1845 N Wilmington Drive  
Boise, ID 83704



Front

**L3** 2424 N Chitwood Circle  
Boise, ID 83704



Front

## Sales Photos

**S1** 2023 n Fairmeadow Drive  
Boise, ID 83704



Front

**S2** 2102 N Middlefield Road  
Boise, ID 83704



Front

**S3** 3032 N Ustick Circle  
Boise, ID 83704



Front



## ClearMaps Addendum

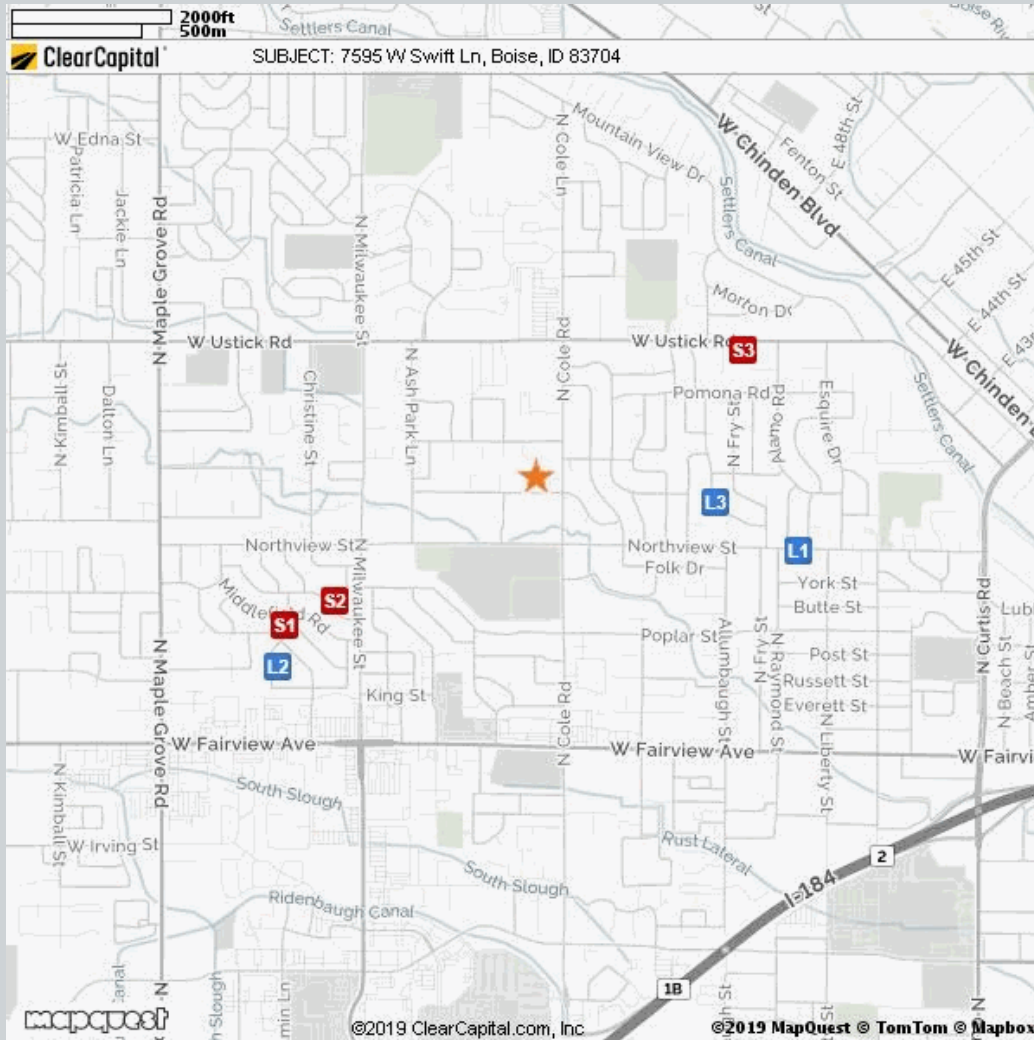
**Address** ★ 7595 W Swift Lane, Boise, ID 83704

**Loan Number** 37239

**Suggested List** \$275,400

**Suggested Repaired** \$275,400

**Sale** \$272,600



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7595 W Swift Ln, Boise, ID	--	Parcel Match
L1	2300 N Raymond Street, Boise, ID	0.69 Miles <sup>1</sup>	Parcel Match
L2	1845 N Wilmington Drive, Boise, ID	0.77 Miles <sup>1</sup>	Parcel Match
L3	2424 N Chitwood Circle, Boise, ID	0.47 Miles <sup>1</sup>	Parcel Match
S1	2023 N Fairmeadow Drive, Boise, ID	0.70 Miles <sup>1</sup>	Parcel Match
S2	2102 N Middlefield Road, Boise, ID	0.56 Miles <sup>1</sup>	Parcel Match
S3	3032 N Ustick Circle, Boise, ID	0.63 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>	Tonja Ellis	<b>Company/Brokerage</b>	Ellis Realty
<b>License No</b>	DB21596	<b>Address</b>	1500 W Beacon Light Rd Eagle ID 83616
<b>License Expiration</b>	08/31/2021	<b>License State</b>	ID
<b>Phone</b>	2088638263	<b>Email</b>	tjellis766@gmail.com
<b>Broker Distance to Subject</b>	8.04 miles	<b>Date Signed</b>	10/17/2019

*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.**