

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	3524 Windham Circle, Stockton, CA 95209	Order ID	6647034	Property ID	28153573
Inspection Date	03/09/2020	Date of Report	03/11/2020		
Loan Number	37385	APN	078-350-42		
Borrower Name	NA	County	San Joaquin		

Tracking IDs

Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018	Condition Comments	Subject was noted to be in good condition based on pictures and comments from the MLS. There are no external influences affecting the subject property. MLS also has an uploaded pest inspection report showing that the property is clear of termites. Total cost for section 1 and 2 is approx \$2100. MLS comments state the following: "...beautifully remodeled home with a lovely built-in gunite pool is move-in ready!... corner lot, with a newer roof and RV/boat parking. The interior is just as lovely with many upgrades. Good sized kitchen with new and attractive cabinets, brand new stainless steel appliances and gorgeous quartz countertops. All ample-sized bedrooms have new plush carpeting.
R. E. Taxes	\$1,910		
Assessed Value	\$163,152		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Property appears to be secured with no forced entry and there is a lockbox on front door.)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Average neighborhood located close to parks, schools, and shopping centers. There is no REO activity in subject neighborhood and no boarded up homes.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$325,000 High: \$402,000		
Market for this type of property	Increased 3.2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3524 Windham Circle	3580 Windham Circle	3018 Old Ranch Circle	9879 Country Meadow Drive
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95209	95209	95209	95209
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.65 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$354,900	\$375,000	\$400,000
List Price \$	--	\$354,900	\$375,000	\$400,000
Original List Date		01/16/2020	02/17/2020	02/13/2020
DOM · Cumulative DOM	-- · --	16 · 55	7 · 23	6 · 27
Age (# of years)	38	37	30	33
Condition	Good	Average	Good	Good
Sales Type	--	Investor	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,223	2,030	2,186	2,188
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	11	11	11	11
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	--	--	Pool - Yes
Lot Size	0.189 acres	0.20 acres	0.12 acres	0.157 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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.

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

Listing 1 Comparable is inferior to subject based on square footage and pool amenity. It is similar in garage and fireplace amenity, lot size, and bedroom/bath count.

Listing 2 Comparable is similar to subject in square footage, garage amenity, and fireplace amenity. It is inferior in lot size and pool amenity and superior in bathroom count.

Listing 3 Comparable is similar to subject overall based on square footage, bedroom/bath count, and amenities, including the pool amenity. It is inferior in lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3524 Windham Circle	3813 Gregory Way	3941 Chatsworth Circle	9737 Wintergreen Court
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95209	95209	95209	95209
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.15 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,999	\$359,900	\$415,000
List Price \$	--	\$349,999	\$359,900	\$389,000
Sale Price \$	--	\$355,000	\$360,000	\$393,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	12/24/2019	02/14/2020	11/22/2019
DOM · Cumulative DOM	-- · --	21 · 64	19 · 63	184 · 205
Age (# of years)	38	32	35	32
Condition	Good	Average	Average	Average
Sales Type	--	Fair Market Value	Investor	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,223	2,059	2,209	2,188
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	11	11	11	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	--	--	--
Lot Size	0.189 acres	0.137 acres	0.149 acres	0.16 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$9,980	+\$9,130	+\$6,575
Adjusted Price	--	\$364,980	\$369,130	\$399,575

* 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** Adjustments were made for concessions, square footage, garage count, and pool amenity. Comparable is inferior to subject in square footage, lot size, and pool amenity. It is superior in garage amenity and similar in fireplace amenity and bedroom/bath count.
- Sold 2** Adjustments were made for concessions, square footage, and pool amenity. Comparable is most similar to subject in square footage, bedroom/bath count, and amenities. It is inferior in pool amenity and lot size.
- Sold 3** Adjustments were made for concessions, square footage, and pool amenity. Comparable is inferior to subject in square footage and pool amenity. It is similar in bedroom/bath count, lot size, and garage and fireplace amenities.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Exclusive Realty and Mortgage	Property was sold/transferred on March 29, 2019 to Catamount Properties from Quality Loan Service Corp for \$249,000.					
Listing Agent Name	Gilbert Torres						
Listing Agent Phone	916-760-8013						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/29/2019	\$249,000	Tax Records
03/06/2020	\$374,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
Final price is based on comparables in the area, subject condition, and increasing market trends.		

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



Street

Listing Photos

L1 3580 Windham Circle
Stockton, CA 95209



Front

L2 3018 Old Ranch Circle
Stockton, CA 95209



Front

L3 9879 Country Meadow Drive
Stockton, CA 95209



Front

Sales Photos

S1 3813 Gregory Way
Stockton, CA 95209



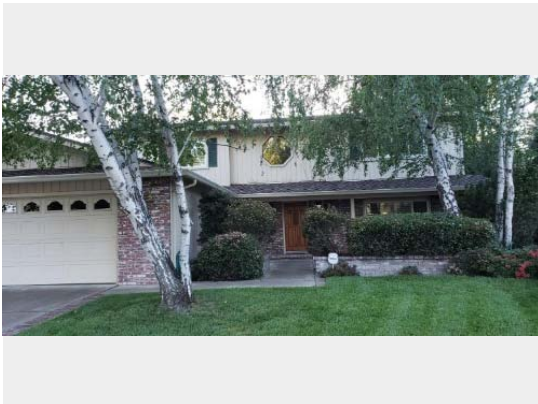
Front

S2 3941 Chatsworth Circle
Stockton, CA 95209



Front

S3 9737 Wintergreen Court
Stockton, CA 95209



Front

ClearMaps Addendum

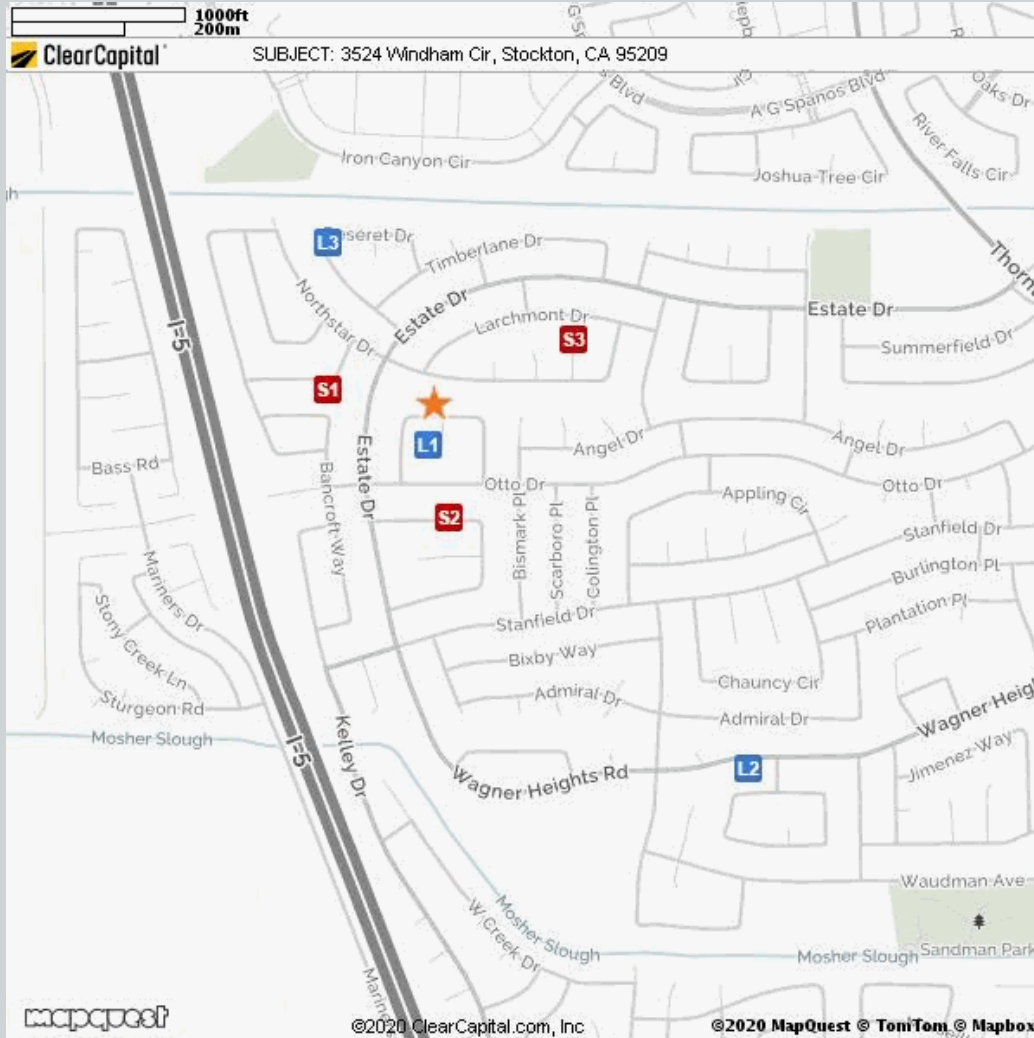
Address ★ 3524 Windham Circle, Stockton, CA 95209

Loan Number 37385

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3524 Windham Cir, Stockton, CA	--	Parcel Match
L1 Listing 1	3580 Windham Circle, Stockton, CA	0.05 Miles ¹	Parcel Match
L2 Listing 2	3018 Old Ranch Circle, Stockton, CA	0.65 Miles ¹	Parcel Match
L3 Listing 3	9879 Country Meadow Drive, Stockton, CA	0.26 Miles ¹	Parcel Match
S1 Sold 1	3813 Gregory Way, Stockton, CA	0.14 Miles ¹	Parcel Match
S2 Sold 2	3941 Chatsworth Circle, Stockton, CA	0.15 Miles ¹	Parcel Match
S3 Sold 3	9737 Wintergreen Court, Stockton, CA	0.22 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.

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.

Report Instructions - cont.

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	Stephanie Plambeck	Company/Brokerage	Advance 1 Real Estate
License No	01874521	Address	3808 Pine Meadow Court Stockton CA 95219
License Expiration	11/29/2021	License State	CA
Phone	2096107630	Email	soldbystephanie209@gmail.com
Broker Distance to Subject	3.44 miles	Date Signed	03/10/2020

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.