

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	4583 Williams Valley Road Unit A, Clayton, WA 99110	Order ID	6688977	Property ID	28298341
Inspection Date	04/10/2020	Date of Report	04/13/2020		
Loan Number	37389	APN	4206035		
Borrower Name	Citibank	County	Stevens		

Tracking IDs

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

General Conditions

Owner	Catamount Propertes LLC	Condition Comments Subject has been completely renovated exterior and interior. No roof, exterior paint, windows, doors, updated kitchens and baths, new interior paint and flooring, new interior doors. Deck across entire back. Large Barn on 20 acres. Shared driveway
R. E. Taxes	\$3,261	
Assessed Value	\$273,152	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows locked and secured, MLS LBX on front door)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Rural low density area, population 443 with diverse age, style, gla, condition and value of properties in area. Shortage of inventory.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$440,000	
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	4583 Williams Valley Road Unit A	5249c Happy Hill Rd	4905 E Deer Park Milan	12212 N Craig Rd
City, State	Clayton, WA	Tumtum, WA	Chattaroy, WA	Nine Mile Falls, WA
Zip Code	99110	99034	99003	99026
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	9.75 ¹	11.31 ¹	14.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$399,999	\$489,997
List Price \$	--	\$425,000	\$384,900	\$410,888
Original List Date		04/01/2020	02/12/2020	05/17/2019
DOM · Cumulative DOM	-- · --	10 · 12	57 · 61	287 · 332
Age (# of years)	60	9	34	39
Condition	Good	Good	Good	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 Rancher	1 Story Ranch	1.5 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,056	3,200	1,800	2,068
Bdrm · Bths · ½ Bths	4 · 2	5 · 2	3 · 2	4 · 3
Total Room #	7	8	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	50%
Basement Sq. Ft.	--	--	--	1,560
Pool/Spa	--	--	--	--
Lot Size	20 acres	20 acres	14.04 acres	25.16 acres
Other	Barn	--	--	--

* 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 Shortage of active comps resulted in expanded proximity search, then relaxed criteria. Similar acreage size and location value. Similar style and effective age. Superior GLA, Inferior garage and outldg.

Listing 2 Equal w adj for inferior acreage size. Similar age and condition with similar 2019 updates inc new roof, sdg and windows

Listing 3 Equal w adj for superior acreage. Similar effective ge and gla. Adj for 1560 sq ft bsmt. Similar outbuilding.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4583 Williams Valley Road Unit A	5131 Glen Grove Staley	36110 Newport Hwy	25812 N Sherman
City, State	Clayton, WA	Deer Park, WA	Chattaroy, WA	Deer Park, WA
Zip Code	99110	99006	99003	99006
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	5.74 ¹	11.15 ¹	8.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$432,000	\$435,000
List Price \$	--	\$399,900	\$400,000	\$435,000
Sale Price \$	--	\$370,000	\$400,000	\$430,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	05/13/2019	08/20/2019	08/09/2019
DOM · Cumulative DOM	-- · --	13 · 39	119 · 144	43 · 60
Age (# of years)	60	50	40	49
Condition	Good	Good	Average	Good
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 Rancher	1 Story Ranch	1.5 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,056	2,240	1,680	1,968
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	75%	0%
Basement Sq. Ft.	--	--	1,080	--
Pool/Spa	--	--	--	--
Lot Size	20 acres	20 acres	20 acres	20 acres
Other	Barn	Outbldgs	Outbldgs	Barn
Net Adjustment	--	-\$4,600	+\$24,000	+\$2,200
Adjusted Price	--	\$365,400	\$424,000	\$432,200

* Sold 3 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** Equal. Similar age and condition with similar 2015 updates. Similar acreage size and location value. Superior GLA at \$25 per sq ft
- Sold 2** Equal with adj for inferior gla at \$25 per sq dt/+\$9400 and adj for bsmt sq ft at flat -\$5000. Similar acreage size and location value. Adj for inferior updates at +\$20,000
- Sold 3** Equal. Similar age and recent updates. Similar acreage and location value. Similar Barn. Adj for inf GLA at \$25 per sq ft

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	EXP Realty	Subject transferred owner 2019 to LLC, completely renovated inside and out, currently listed and MLS uploaded.					
Listing Agent Name	Jack Guletta						
Listing Agent Phone	509- 49-4847						
# 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
02/14/2020	\$449,900	04/11/2020	\$424,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$424,900	\$424,900
Sales Price	\$420,000	\$420,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
Has been stable market with exception to recent COVID-19 resulting in a slower market/higher DOM. Shortage of active comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes With regards to the duplicate variance, the subject was remodeled as indicated by the vendor and uploaded documents leading to a higher price. 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.

DRIVE-BY BPO

by ClearCapital

4583 Williams Valley Rd # A
Clayton, WA 99110

37389
Loan Number

\$420,000
As-Is Value

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

DRIVE-BY BPO

by ClearCapital

4583 Williams Valley Rd # A
Clayton, WA 99110

37389
Loan Number

\$420,000
As-Is Value

Subject Photos



Back



Street



Street



Other

Listing Photos

L1 5249c Happy Hill Rd
Tumtum, WA 99034



Front

L2 4905 E Deer Park Milan
Chattaroy, WA 99003



Front

L3 12212 N Craig Rd
Nine Mile Falls, WA 99026



Front

Sales Photos

S1 5131 Glen Grove Staley
Deer Park, WA 99006



Front

S2 36110 Newport Hwy
Chattaroy, WA 99003



Front

S3 25812 N Sherman
Deer Park, WA 99006



Front

ClearMaps Addendum

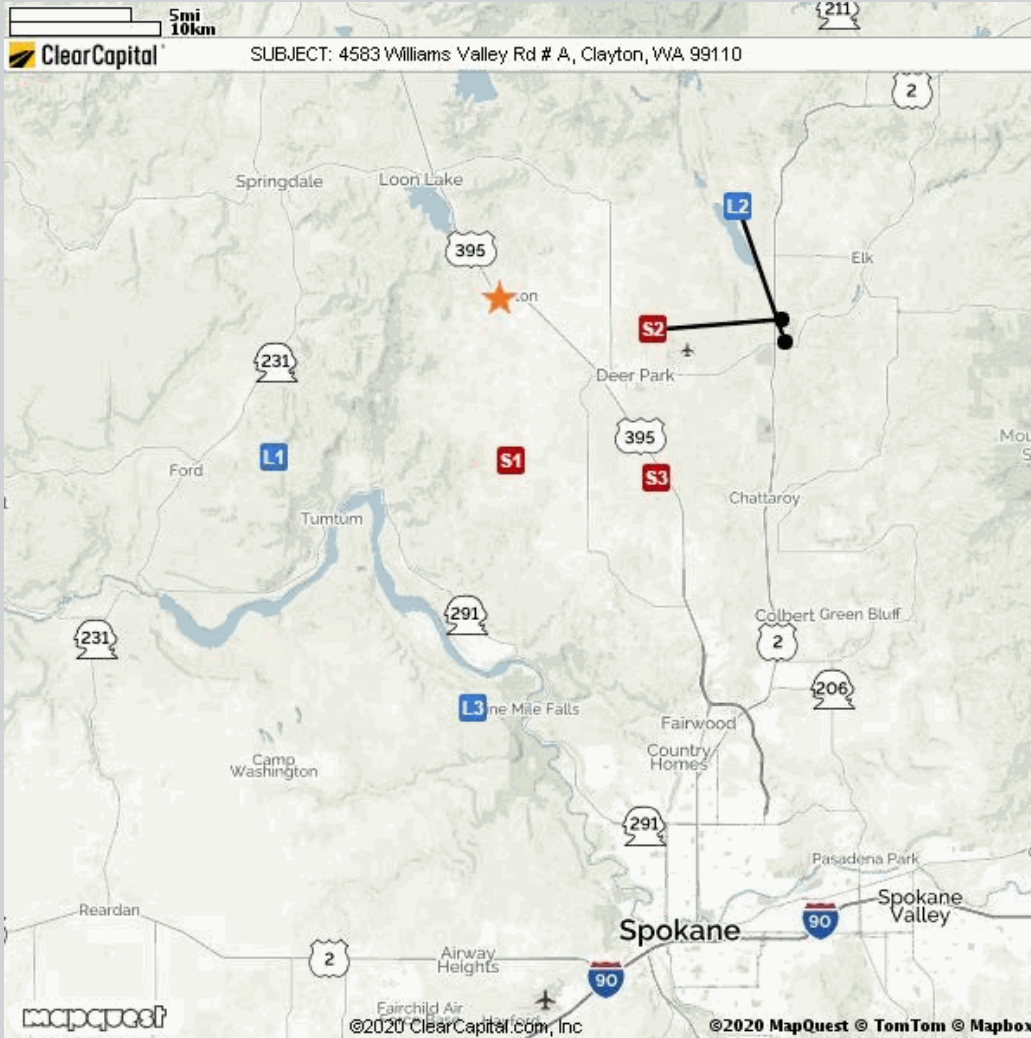
Address ★ 4583 Williams Valley Road Unit A, Clayton, WA 99110

Loan Number 37389

Suggested List \$424,900

Suggested Repaired \$424,900

Sale \$420,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4583 Williams Valley Rd # A, Clayton, WA	--	Parcel Match
L1 Listing 1	5249c Happy Hill Rd, Tumtum, WA	9.75 Miles ¹	Parcel Match
L2 Listing 2	4905 E Deer Park Milan, Chattaroy, WA	11.31 Miles ¹	Parcel Match
L3 Listing 3	12212 N Craig Rd, Nine Mile Falls, WA	14.83 Miles ¹	Parcel Match
S1 Sold 1	5131 Glen Grove Staley, Deer Park, WA	5.74 Miles ¹	Parcel Match
S2 Sold 2	36110 Newport Hwy, Chattaroy, WA	11.15 Miles ¹	Parcel Match
S3 Sold 3	25812 N Sherman, Deer Park, WA	8.78 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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2021	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	19.12 miles	Date Signed	04/12/2020

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

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.