

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>	18715 Sarichef Loop, Eagle River, AK 99577	<b>Order ID</b>	6215229	<b>Property ID</b>	26695054
<b>Inspection Date</b>	06/19/2019	<b>Date of Report</b>	06/20/2019		
<b>Loan Number</b>	37721	<b>APN</b>	067-027-01-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Anchorage		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CITL_BPO_06.18.19	<b>Tracking ID 1</b>	CITL_BPO_06.18.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Nicholas L Lucas	Property is just over 30 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.
<b>R. E. Taxes</b>	\$4,001	
<b>Assessed Value</b>	\$279,400	
<b>Zoning Classification</b>	CER2A	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	Area mostly consistent of Multi, Attached and Detached Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.05 - 0.25 acres. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 70s to early 00s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$179,900 High: \$510,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	18715 Sarichef Loop	18821 S Kanaga Loop	9247 W Kanaga Loop	11377 Conquistador Drive #11a
<b>City, State</b>	Eagle River, AK	Eagle River, AK	Eagle River, AK	Eagle River, AK
<b>Zip Code</b>	99577	99577	99577	99577
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.14 <sup>1</sup>	1.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$245,000	\$264,000	\$294,000
<b>List Price \$</b>	--	\$245,000	\$264,000	\$289,000
<b>Original List Date</b>		05/06/2019	06/14/2019	04/09/2019
<b>DOM · Cumulative DOM</b>	-- · --	5 · 45	5 · 6	71 · 72
<b>Age (# of years)</b>	36	36	36	6
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,780	1,600	1,638	1,643
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	432	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.11 acres	0.14 acres	0.01 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Well maintained, 3 bedroom, 2 bathroom townhouse. Sun, Sun, Sun. Perfect for the first time homebuyer. Private fenced yard for the animals, open dining room, views of the mountains, newer furnace, big bedrooms, laminate flooring and lots more! Close to shopping, schools, JBER, highway and more! Residential Type: Townhouse Association Info: Association Name: Eaglewood HOA; Association Phone #: Manager Contact: Roy Briley; Dues-Amount: 225; Dues-Frequency: Quarterly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Side/Calif Split; Two-Story W/Bsmnt Garage Type: Heated; Tuck Under Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road View Type: Mountains Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,400 Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave (B/I); Range/Oven; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Garage Door Opener; Paved Driveway
- Listing 2** Open Concept living in this spacious home. TONS of closets & storage. Espresso laminate flooring in living room, gas fireplace, high vaulted ceilings, generous master suite w/ His & Her Vanities and walk in closet. Gorgeous redone back deck w/ wrought iron railing, great southern view of the mountains & sunsets. Fenced backyard with storage shed. Easy commute to JBER! Paved 9 mile walking trails!! Residential Type: ZLL - Attached Association Info: Association Name: Eaglewood HOA; Association Phone #: 907.694.6942; Manager Contact: Roy Briley Association Management; Manager Phone #: 833.285.8044; Dues-Amount: 75; Dues-Frequency: Monthly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Area Access Type: Maintained View Type: Mountains Topography: Gently Rolling; Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,500 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: Dishwasher; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Ceiling Fan(s); Laminate Flooring; Vaulted Ceiling; Range-Downdraft; Smoke Detector(s) Features-Additional: View; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; Paved Driveway; Shed
- Listing 3** Large Coronado Park townhouse in the heart of Eagle River, near shopping and dining. Great commuter location! Vaulted ceilings, reverse floorplan, extensive windows, master suite with extra closet space. Open concept living area with breakfast bar, kitchen features stainless steel appliances. Condo Type: Townhouse Building Info: Builder Name & Co: The Petersen Group Association Info: Association Name: Coronado Park; Manager Contact: Johnico Blummer; Manager Phone #: 907-345-4110 Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame - 2x6 Exterior Finish: Vinyl Foundation Type: BlockRoof Type: Asphalt/Comp Shingle Dining Room Type: Area; Breakfast Nook/Bar Garage Type: Attached; Heated; Tuck Under Carport Type: None Heat Type: Forced Air Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: PublicView Type: Mountains; Partial Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,500 New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS Features-Interior: Dishwasher; Disposal; Fireplace; Range/Oven; Refrigerator; W &/or Dryer Hookup; CO Detector(s); Washer&/or Dryer; BR/BA on Main Level; Carpet; Ceiling Fan(s); Laminate Flooring; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Garage Door Opener; Landscaping; Road Service Area; End Unit; Paved Driveway

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	18715 Sarichef Loop	18538 S Kanaga Loop	11066 Hannah Jane Place #30	12248 Vista Ridge Loop #30
<b>City, State</b>	Eagle River, AK	Eagle River, AK	Eagle River, AK	Eagle River, AK
<b>Zip Code</b>	99577	99577	99577	99577
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	1.53 <sup>1</sup>	2.03 <sup>2</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$248,000	\$260,000	\$305,000
<b>List Price \$</b>	--	\$252,000	\$260,000	\$290,000
<b>Sale Price \$</b>	--	\$251,000	\$260,000	\$294,635
<b>Type of Financing</b>	--	Fha	Fha	Va
<b>Date of Sale</b>	--	06/06/2019	04/08/2019	06/12/2019
<b>DOM · Cumulative DOM</b>	-- · --	8 · 37	1 · 55	243 · 313
<b>Age (# of years)</b>	36	36	11	1
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,780	1,506	1,557	1,536
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	432	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.10 acres	0.01 acres	0.01 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,124	-\$7,594	-\$12,132
<b>Adjusted Price</b>	--	\$258,124	\$252,406	\$282,503

\* 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.

## Recent Sales - Cont.

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

- Sold 1** SF-Res+7124 Sundrenched & Fresh Paint , Desirable Eaglewood Subdivision. Updated Kitchen with breakfast bar . Inviting home with Spectacular Eagle River Valley Views. Great room with wood burning fireplace. Big Bedrooms and extra Roomy Master Suite with walk in closet and freshly remodeled bathrooms. Enjoy 9 miles of bike, walking, & skiing trails from the gate in your back yard! Great Neighborhood Residential Type: ZLL - Attached Association Info: Association Name: Eaaglewood; Association Phone #: 562-2929; Manager Contact: PMSI; Manager Phone #: 562-2929; Dues-Amount: 225; Dues-Frequency: Quarterly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Maintained View Type: Mountains; Unobstructed Topography: Level; Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional; Exchange; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: Prop Discl Available Features-Interior: SBOS Reqd-See Rmks; Dishwasher; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; Washer &/Or Dryer; Carpet; Ceiling Fan(s); Laminate Flooring; Vaulted Ceiling; Gas Cooktop; Granite Countertops Features-Additional: View; Covenant/Restriction; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; SBOS Reqd-See Rmrks; In City Limits; DSL/Cable Available; Paved Driveway
- Sold 2** SF-Res+4906 Year Built-12500 cross the street from Eagle River Elementary, a fully-fenced backyard and next to the fenced common area...this home is perfect for young families! Sun shines through south-facing windows all year, walking distance to downtown Eagle River and quick commute to JBER and Anchorage. Upgraded laminate hardwood flooring, gas fireplace and the laundry room is the same level as the bedrooms! Condo Type: Townhouse Miscellaneous: Parking Space-Ttl #: 2 Association Info: Association Name: Hannah Jane; Association Phone #: 907-343-8911 Dues Include: Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Block Roof Type: Asphalt/Comp Shingle Dining Room Type: Area Garage Type: Attached; Tuck Under Carport Type: None Heat Type: Forced Air Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public Access Type: Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,500 New Finance (Terms): Cash; Conventional; VA Docs Avl for Review: Prop Discl Available Features-Interior: Dishwasher; Fireplace; Microwave; Range/Oven; Refrigerator; W &/or Dryer Hookup; CO Detector(s); Laminate Flooring; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Garage Door Opener; Road Service Area; End Unit; Paved Driveway; Shed
- Sold 3** SF-Res+5368 Year Built-17500 Home is just now finished! Minutes from military bases, shopping, restaurants, in downtown Eagle River. Condo Type: Townhouse Miscellaneous: Parking Space-Ttl #: 2 Building Info: Builder Name & Co: Spinell Homes Inc. Association Info: Association Name: Klondike Propoerty Management; Association Phone #: 907.522.4341; Manager Contact: Audrey Kirn Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Foundation Type: Poured Concrete Roof Type: Asphalt/Comp Shingle Dining Room Type: Area; Breakfast Nook/Bar Garage Type: Attached; Heated; Tuck Under Carport Type: None Heat Type: Forced Air Fuel-Type: Natural Gas Sewer-Type: Public Sewer Water-Type: Public View Type: Bay; City Lights; Partial Access Type: Dedicated Road; Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Sloping Docs Avl for Review: Docs Posted on MLS General Contractor: Contractor/Bldr Name: Spinell Homes Inc.; Contractor License #: 20310; Res Const Endorse #: 92 Features-Interior: Den &/or Office; Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; W &/or Dryer Hookup; CO Detector(s); BR/BA on Main Level; Carpet; Ceiling Fan(s); Laminate Flooring; Smoke Detector(s) Features-Additional: Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; View; DSL/Cable Available; Paved Driveway; Pets Considered

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last listed on 04/18/2017 @\$289777 and Cancelled on 06/29/2017 @\$289777.			
<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>	\$260,000	\$260,000
<b>Sales Price</b>	\$256,000	\$256,000
<b>30 Day Price</b>	\$247,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.</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



Side



Side



Street

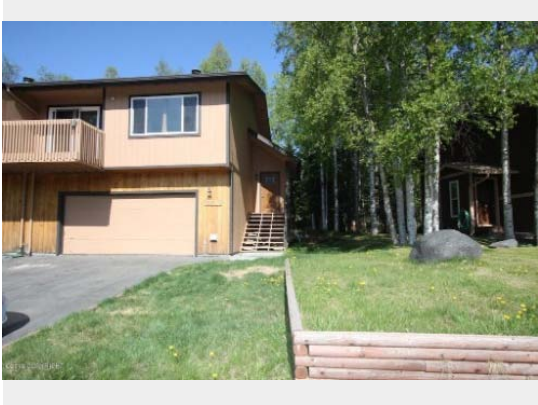


Street



## Listing Photos

**L1** 18821 S Kanaga Loop  
Eagle River, AK 99577



Front

**L2** 9247 W Kanaga Loop  
Eagle River, AK 99577



Front

**L3** 11377 Conquistador Drive #11A  
Eagle River, AK 99577



Front

## Sales Photos

**S1** 18538 S Kanaga Loop  
Eagle River, AK 99577



Front

**S2** 11066 Hannah Jane Place #30  
Eagle River, AK 99577



Front

**S3** 12248 Vista Ridge Loop #30  
Eagle River, AK 99577



Front

### ClearMaps Addendum

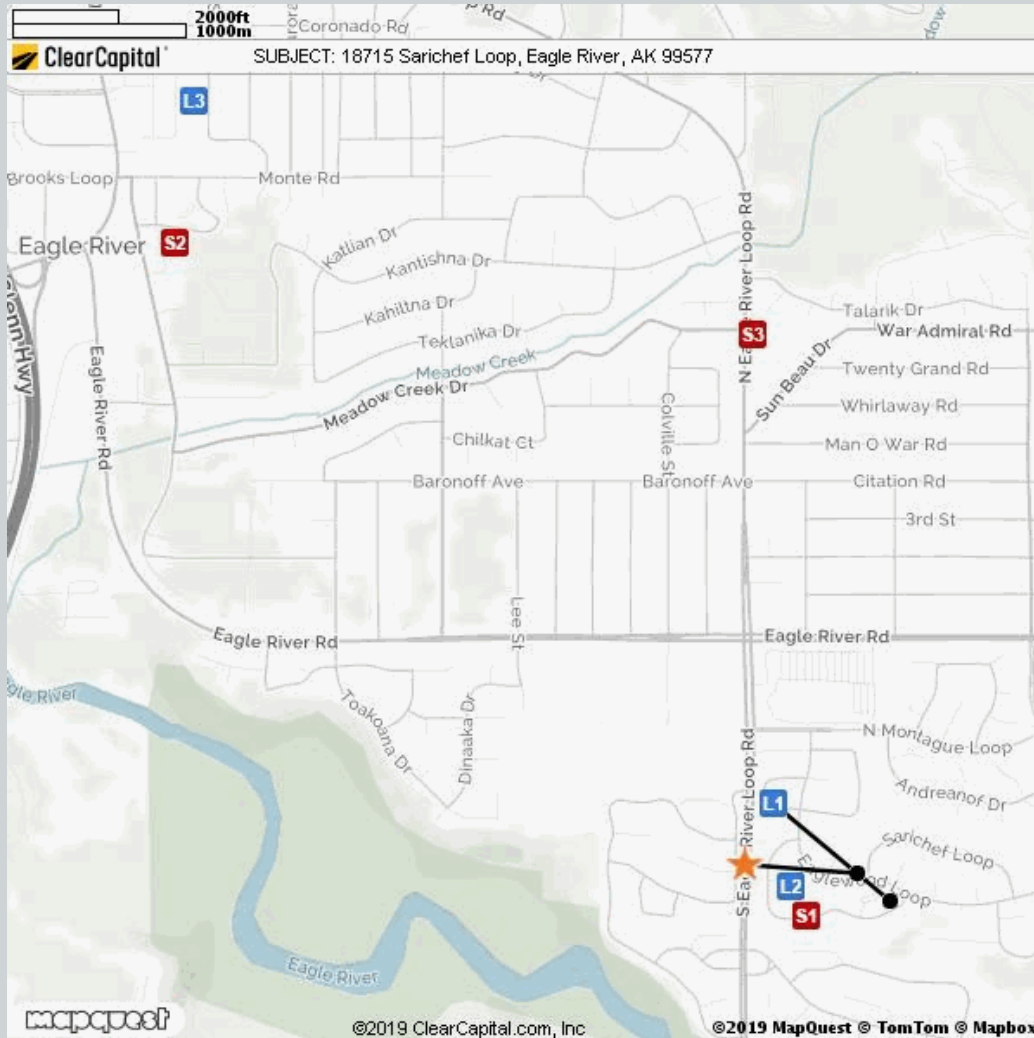
**Address** ★ 18715 Sarichef Loop, Eagle River, AK 99577

**Loan Number** 37721

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$256,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18715 Sarichef Loop, Eagle River, AK	--	Parcel Match
L1	18821 S Kanaga Loop, Eagle River, AK	0.07 Miles <sup>1</sup>	Parcel Match
L2	9247 W Kanaga Loop, Eagle River, AK	0.14 Miles <sup>1</sup>	Parcel Match
L3	11377 Conquistador Drive #11a, Eagle River, AK	1.67 Miles <sup>1</sup>	Parcel Match
S1	18538 S Kanaga Loop, Eagle River, AK	0.14 Miles <sup>1</sup>	Parcel Match
S2	11066 Hannah Jane Place #30, Eagle River, AK	1.53 Miles <sup>1</sup>	Parcel Match
S3	12248 Vista Ridge Loop #30, Eagle River, AK	2.03 Miles <sup>2</sup>	Unknown Street Address

<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>	Erik Blakeman	<b>Company/Brokerage</b>	AlaskaMLS.com
<b>License No</b>	RECS16812	<b>Address</b>	230 E Paulson Ave #68 Wasila AK 99654
<b>License Expiration</b>	01/31/2020	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	19.48 miles	<b>Date Signed</b>	06/19/2019

*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

**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:**

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