

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	36312 N Findley Road, Deer Park, WA 99006	Order ID	6665862	Property ID	28221791
Inspection Date	03/19/2020	Date of Report	03/20/2020		
Loan Number	37969	APN	39272.0415		
Borrower Name	Champery Real Estate 2015 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	20200318_CS_Funding_NewBPOs	Tracking ID 1	20200318_CS_Funding_NewBP
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery LLC	Condition Comments Subject is a double wide manufactured home with a metal roof cover added in 2001. Subject located on rural approx. 10 acres with open gate with some landscaping in front. Back of property has some trash, see photos and detached out bldg./324 sq ft. No repairs other than cosmetic trash out and clean up noted at time of inspection
R. E. Taxes	\$1,668	
Assessed Value	\$163,280	
Zoning Classification	SFR	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(All doors and windows appear secure)		
Ownership Type	Fee Simple	
Property Condition	Average	
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	Urban	Neighborhood Comments Rural low density neighborhood of similar MH on acreage as well as superior Frame built homes on similar acreage. Age, condition, features and values are diverse. Low inventory, stable market. Easy commute to shopping and public amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$225,000	
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	36312 N Findley Road	15509 E Scribner	31504 Fire Valley Ln	4507 W Oregon Rd
City, State	Deer Park, WA	Spokane, WA	Chattaroy, WA	Deer Park, WA
Zip Code	99006	99217	99003	99006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	15.61 ¹	5.21 ¹	6.17 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$165,000	\$250,000	\$185,000
List Price \$	--	\$165,000	\$170,000	\$185,000
Original List Date		03/12/2020	01/29/2019	02/19/2020
DOM · Cumulative DOM	-- · --	8 · 8	168 · 416	16 · 30
Age (# of years)	41	34	41	42
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 ; Woods	Neutral ; Woods	Neutral ; Woods	Beneficial ; Woods
Style/Design	1 Story Mfg	1 Story Mfg	1 Story Mfg	1 Story Mfg
# Units	1	1	1	1
Living Sq. Feet	1,536	1,960	1,220	1,152
Bdrm · Bths · ½ Bths	4 · 1	3 · 1	3 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	9.84 acres	8.7 acres	10 acres	4.55 acres
Other	NA	NA	NA	Superior Decking

* 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 Equal. Similar age, style acreage and location value. Superior GLA. Superior detached garage. Estate Sale. Shortage of comps resulted in expanded proximity search

Listing 2 Equal. Similar age, style, acreage and location value. Inferior GLA. Pending Sale.

Listing 3 Equal. Similar age, style, acreage and location value. Inferior GLA. Pending Sale. Selected most similar with consideration for inferior acreage due to proximity and recent list date.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	36312 N Findley Road	32002 N Spotted Rd	3707 E Bailey Rd	12910 E Nelson
City, State	Deer Park, WA	Deer Park, WA	Chattaroy, WA	Elk, WA
Zip Code	99006	99006	99003	99009
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	7.38 ¹	0.49 ¹	6.34 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$124,900	\$205,000	\$180,000
List Price \$	--	\$124,900	\$175,000	\$180,000
Sale Price \$	--	\$115,000	\$150,000	\$185,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	06/04/2019	01/17/2020	10/03/2019
DOM · Cumulative DOM	-- · --	17 · 56	66 · 89	14 · 55
Age (# of years)	41	33	40	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
Style/Design	1 Story Mfg	1 Story Mfg	1 Story Mfg	1 Story Mfg
# Units	1	1	1	1
Living Sq. Feet	1,536	1,344	1,430	1,620
Bdrm · Bths · ½ Bths	4 · 1	3 · 2	3 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	9.84 acres	9.77 acres	9.17 acres	9.77 acres
Other	NA	NA	NA	NA
Net Adjustment	--	+\$3,840	+\$2,120	-\$7,230
Adjusted Price	--	\$118,840	\$152,120	\$177,770

* 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** Equal. Similar age, style, acreage and location. Adjustment for GLA at \$20 per sq ft. Appears to be similar condition, Similar no garage cash sale
- Sold 2** Selected as best comp due to proximity and close date. Similar age, style, condition and acreage. GLA adjusted at \$20 per sq ft. Similar no garage
- Sold 3** Equal. Similar age, style, and acreage. No adjustment but may be superior condition MLS stated new flooring. Adjusted superior GLA at \$20 per sq ft, Adjusted for seller paid 3%/ \$5550 for buyer cost added to final sale price

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No prior MLS list or sale history in prior 5+ years.				
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$150,000	\$150,000
Sales Price	\$150,000	\$150,000
30 Day Price	\$145,000	--
Comments Regarding Pricing Strategy		
Shortage of comps/only 43 in entire MLS that were MF on acreage, 9 of those were active, and sold were in prior 1 year. Narrowed search by age with search 1976 to 10 years newer due to FHA guidelines prior to 1976, then next criteria was similar doublewide/GLA, acreage and most recent sold comp given preference.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
-------------------------	---

Subject Photos



Front



Address Verification



Address Verification



Side



Back



Back

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 15509 E Scribner
Spokane, WA 99217



Front

L2 31504 Fire Valley Ln
Chattaroy, WA 99003



Front

L3 4507 W Oregon Rd
Deer Park, WA 99006



Front

Sales Photos

S1 32002 N Spotted Rd
Deer Park, WA 99006



Front

S2 3707 E Bailey Rd
Chattaroy, WA 99003



Front

ClearMaps Addendum

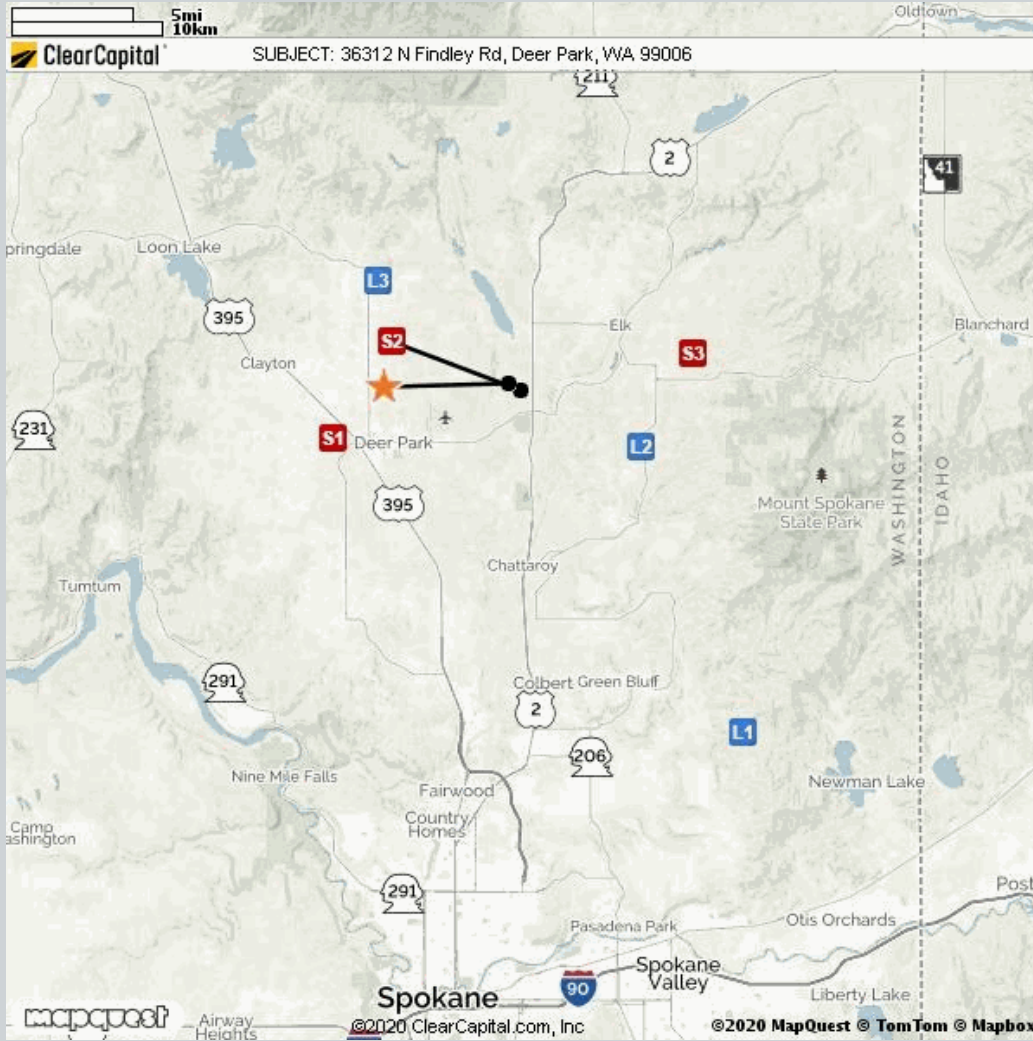
Address ★ 36312 N Findley Road, Deer Park, WA 99006

Loan Number 37969

Suggested List \$150,000

Suggested Repaired \$150,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	36312 N Findley Rd, Deer Park, WA	--	Parcel Match
L1 Listing 1	15509 E Scribner, Spokane, WA	15.61 Miles ¹	Parcel Match
L2 Listing 2	31504 Fire Valley Ln, Chattaroy, WA	5.21 Miles ¹	Parcel Match
L3 Listing 3	4507 W Oregon Rd, Deer Park, WA	6.17 Miles ¹	Parcel Match
S1 Sold 1	32002 N Spotted Rd, Deer Park, WA	7.38 Miles ¹	Parcel Match
S2 Sold 2	3707 E Bailey Rd, Chattaroy, WA	0.49 Miles ¹	Parcel Match
S3 Sold 3	12910 E Nelson, Elk, WA	6.34 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.

*** 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

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	17.61 miles	Date Signed	03/20/2020

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.