

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	2804 Vereda De Pueblo, Santa Fe, NM 87507	Order ID	6716430	Property ID	28391328
Inspection Date	05/18/2020	Date of Report	05/19/2020		
Loan Number	37999	APN	018000474		
Borrower Name	Citibank	County	Santa Fe		

Tracking IDs

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

General Conditions

Owner	Catamount	Condition Comments forty year old property in average condition, some recent stucco repairs have been made, possible single pane windows. Exposed wood on canales and back portal are rotten and need replacement. Home conforms to the neighborhood, is centrally located and close to schools, shopping and backs to a park
R. E. Taxes	\$1,446	
Assessed Value	\$178,000	
Zoning Classification	res	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(doors are locked property is vacant)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$11,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$11,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments centrally located, well established neighborhood close to amenities. REO activity is low. No boarded up homes.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$209,000 High: \$410,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2804 Vereda De Pueblo	2332 Avenida De Las Companas	2424 Camino Capitian	Camino Solana
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87507	87507	87505	87507
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	1.00 ¹	0.25 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$329,000	\$209,000
List Price \$	--	\$310,000	\$329,000	\$229,000
Original List Date		05/07/2020	04/30/2020	08/01/2019
DOM · Cumulative DOM	-- · --	10 · 12	18 · 19	292 · 292
Age (# of years)	40	45	48	60
Condition	Average	Average	Average	Fair
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 pueblo	1 Story pueblo	1 Story pueblo	1 Story pueblo
# Units	1	1	1	1
Living Sq. Feet	1,257	1,496	1,417	1,030
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	4 · 1 · 1	2 · 1
Total Room #	5	5	6	3
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.22 acres	.24 acres	.10 acres
Other	none	auxillary 340 SF	, lot	condition

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** Rumor has it this is a former Bellamah model home, this one is situated on oversized lot with fully enclosed backyard with patio and shed. Inside you will find all the charm of kiva and cozy living space. Separate formal dining area adjoins granite/stainless kitchen and a sunroom perfect as a studio space. 3 Bedroom/1.75 bath are roomy spaced well from family entertainment spaces. The former garage space makes perfect family room with bay windows and direct access to plenty of parking space.
- Listing 2** Rare four bedroom/1.75 bath near Ragle field. This sweet home sits on oversized lot on a corner with fully fenced yard and rv access. Inside you will find recently renovated bathrooms and newer stove, refrigerator and window coverings. Floorplan lends itself to open concept yet with a cozy fireplace. Convenient to Railrunner, shopping and easy commute to downtown and Railyard.
- Listing 3** abulous opportunity and potential for use as a rental property. 504 Camino Solano is part of a 0 Lot Line attached home. The adjacent/attached property is 504 BC Camino Solano MLS#201903552 which is also for sale. The opportunity here is to buy both homes and possibly expand these 2 properties into a Tri-Plex. Loads of options.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2804 Vereda De Pueblo	2092 Calle Contento	2514 Camino San Patricio	2251 Calle Cuesta
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87507	87505	87505	87505
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.35 ¹	1.09 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,900	\$292,000	\$295,000
List Price \$	--	\$259,900	\$292,000	\$290,000
Sale Price \$	--	\$267,500	\$288,500	\$290,000
Type of Financing	--	New	Cash	New
Date of Sale	--	12/30/2019	03/11/2020	04/14/2020
DOM · Cumulative DOM	-- · --	5 · 52	41 · 62	15 · 35
Age (# of years)	40	69	68	50
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 pueblo	1 Story pueblo	1 Story pueblo	1 Story pueblo
# Units	1	1	1	1
Living Sq. Feet	1,257	1,335	1,355	1,200
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.16 acres	.17 acres	.21 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$267,500	\$288,500	\$290,000

* Sold 1 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** Wonderful 3 bedroom with ensuite master 1/2 bath and one full bath..Eat in country kitchen, sky lights, beautiful oak hardwood floors through out and attached converted heated garage Which previous owner remodeled as a studio(could easily be converted back to a garage).. Dont miss the Walled in front courtyard w/mature trees and water feature and large fenced in back yard w pear tree. All within blocks of Santa Fe High School, public transit, restaurants, chavez Center and Highway 25 to name a few
- Sold 2** Charming home waiting for you! Watch Jemez sunsets,enjoy birds and listen to water flowing from a rock fountain. A large wood portal in the backyard faces mature landscaping and an arroyo just behind. Stucco built storage building too. Inside, this 3 bedroom 1.5 bath home has a cozy family room with wood burning fireplace, dining area, and living room. Vinyl windows, ceiling fans, and tile and laminate flooring throughout. Off-street parking with additional room for RV. Great location in established neighborhood with easy access to walking trails, Ragle Park, Railrunner station on Zia, and commuting on I-25.
- Sold 3** Here's another quality Stamm built home with classic, original hard wood flooring on a fantastic corner lot! It has three bedrooms, two baths and a one-car garage. The stainless steel kitchen appliances are brand new and the home has great interior natural light. The large lot offers wonderful yard spaces for gardening and for your pets to roam and enjoy. Los Cedros Subdivion is centrally-located near all of Santa Fe's finest shopping and restaurants and is just minutes from the Genoveva Chavez Fitness Center, which was once the largest center of it's kind in the southwest when it opened in 2000. Come and make this classic home in a great established neighborhood yours today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Temporarily withdrawn as of 03/13/2020 after 40 DOM listed at 260K			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
03/03/2020	\$260,000	--	--	Withdrawn	04/14/2020	\$260,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$272,000	\$290,000
Sales Price	\$270,000	\$288,000
30 Day Price	\$267,500	--
Comments Regarding Pricing Strategy		
very low inventory, city is still on virus "lock-down", the comps are good but further than ideal. This price range moves quickly. Valuation weighed on age, location and the current market data.		

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



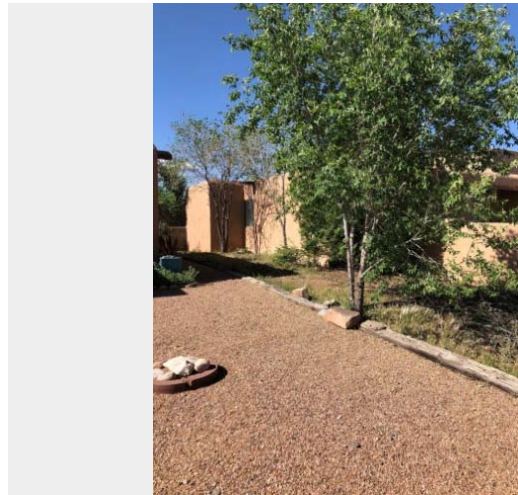
Front



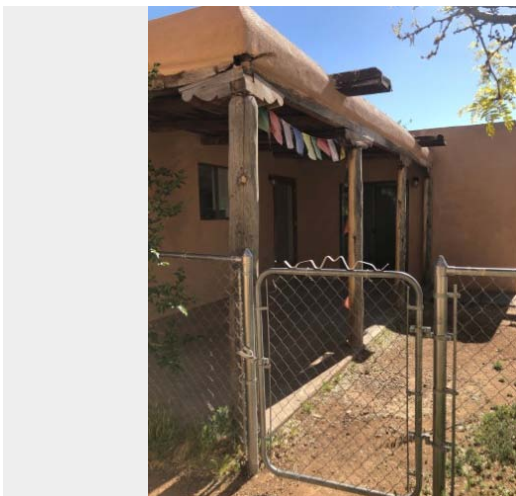
Address Verification



Side



Side



Back



Street

Subject Photos



Street

Listing Photos

L1 2332 Avenida de Las Companas
Santa Fe, NM 87507



Other

L2 2424 Camino Capitian
Santa Fe, NM 87505



Other

L3 Camino Solana
Santa Fe, NM 87507



Other

Sales Photos

S1 2092 Calle Contento
Santa Fe, NM 87505



Other

S2 2514 Camino San Patricio
Santa Fe, NM 87505



Other

S3 2251 Calle Cuesta
Santa Fe, NM 87505



Other

ClearMaps Addendum

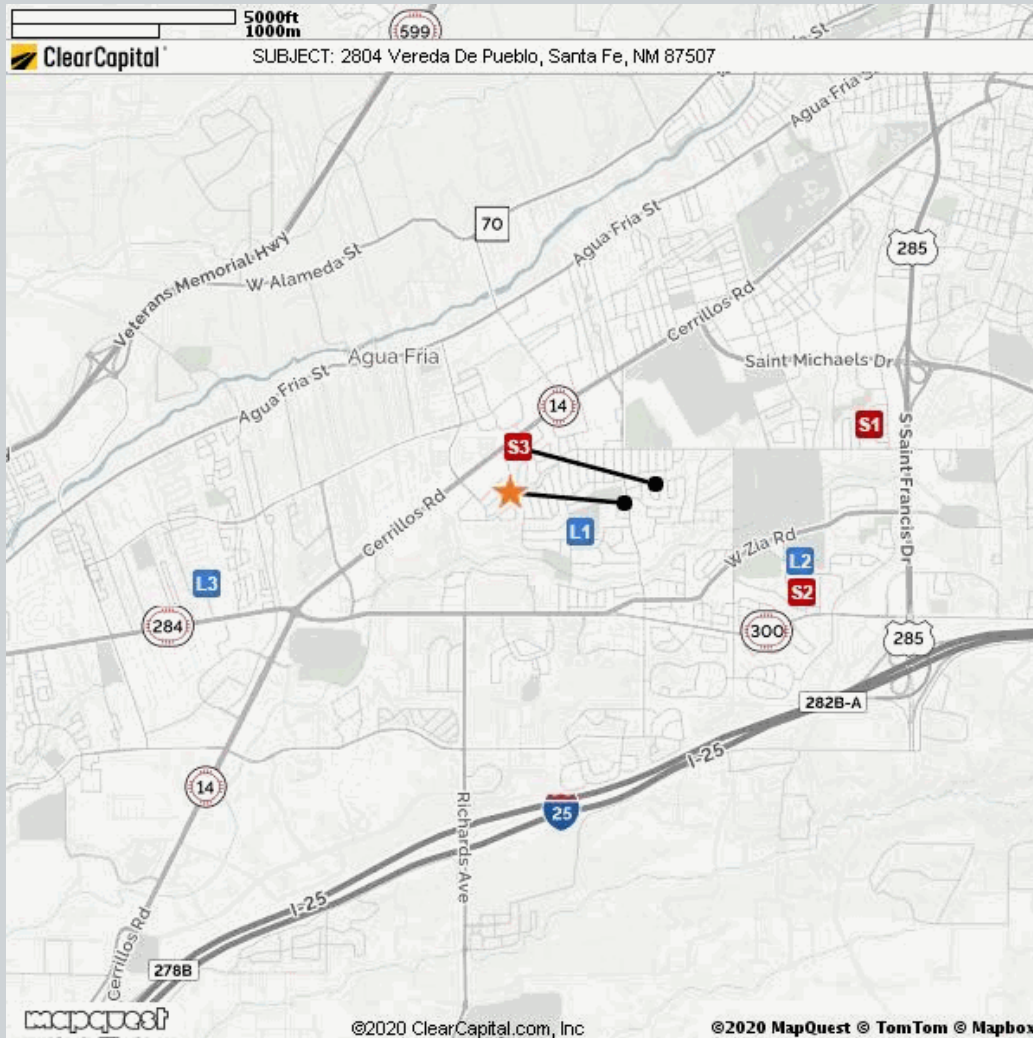
Address ★ 2804 Vereda De Pueblo, Santa Fe, NM 87507

Loan Number 37999

Suggested List \$272,000

Suggested Repaired \$290,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2804 Vereda De Pueblo, Santa Fe, NM	--	Parcel Match
L1 Listing 1	2332 Avenida De Las Companas, Santa Fe, NM	0.39 Miles ¹	Parcel Match
L2 Listing 2	2424 Camino Capitian, Santa Fe, NM	1.00 Miles ¹	Parcel Match
L3 Listing 3	Camino Solana, Santa Fe, NM	0.25 Miles ²	Unknown Street Address
S1 Sold 1	2092 Calle Contento, Santa Fe, NM	1.35 Miles ¹	Parcel Match
S2 Sold 2	2514 Camino San Patricio, Santa Fe, NM	1.09 Miles ¹	Parcel Match
S3 Sold 3	2251 Calle Cuesta, Santa Fe, NM	0.21 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	Carol Hamilton	Company/Brokerage	Keller Williams Realty Santa Fe
License No	39294	Address	433 Paseo de Peralta Santa Fe NM 87501
License Expiration	06/30/2023	License State	NM
Phone	5056603507	Email	chamilton.santafe@gmail.com
Broker Distance to Subject	4.12 miles	Date Signed	05/19/2020

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.