

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	8406 Holland Avenue, Rowlett, TX 75089	Order ID	6269942	Property ID	26982505
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38169	APN	44023060070470000		
Borrower Name	Catamount Properties 2018 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	CITL_BPO_07.31.19	Tracking ID 1	CITL_BPO_07.31.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Barbata Cramer	Condition Comments	
R. E. Taxes	\$5,517	Single story brick home on corner lot with attached front entry two car garage. Over grown trees and shrubs giving partial view of property.	
Assessed Value	\$191,980		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Front Door Locked)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Stable fair market values. No board up homes observed. Minutes to schools, parks, shopping and dining. Construction on main street leading into subdivision. No commercial or industrial influences.	
Sales Prices in this Neighborhood	Low: \$162,000 High: \$319,900		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8406 Holland Avenue	8605 Holland Ave	7506 Airline Dr	6913 Fairfiled Dr
City, State	Rowlett, TX	Rowlett, TX	Rowlett, TX	Rowlett, TX
Zip Code	75089	75089	75089	75089
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.34 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,000	\$229,000	\$235,000
List Price \$	--	\$224,900	\$229,000	\$235,000
Original List Date		05/17/2019	05/16/2019	05/22/2019
DOM · Cumulative DOM	-- · --	46 · 76	9 · 77	24 · 71
Age (# of years)	22	19	21	20
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,545	1,543	1,698	1,676
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	--
Lot Size	0.19 acres	0.18 acres	0.17 acres	0.16 acres
Other	--	--	--	--

* 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.

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

Listing 1 Great open floor plans, wood floors, large backyard! 3-bedrooms, 2 bathrooms, very well maintained. Equal in bedrooms, baths, age, square footage, garage space and lot size.

Listing 2 Open floor plan. Wood burning fireplace, carpet and ceramic tile floors. Equal in bedrooms, baths, square footage, age and construction.

Listing 3 Covered patio, large yard. Eat in kitchen. Equal in bedrooms, baths, age, square footage and lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8406 Holland Avenue	7209 Airline Dr	7414 Airline Dr	7317 Normandy Road
City, State	Rowlett, TX	Rowlett, TX	Rowlett, TX	Rowlett, TX
Zip Code	75089	75089	75089	75089
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.37 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$232,500	\$230,900	\$234,990
List Price \$	--	\$230,500	\$230,900	\$238,990
Sale Price \$	--	\$222,500	\$230,900	\$238,990
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	07/05/2019	07/19/2019	05/02/2019
DOM · Cumulative DOM	-- · --	98 · 123	3 · 28	11 · 50
Age (# of years)	22	21	21	18
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,545	1,596	1,596	1,627
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	--
Lot Size	0.19 acres	0.17 acres	0.17 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$222,500	\$230,900	\$238,990

* 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** WBFP has 2 living areas with a large eat in kitchen. Bright white appliances large windows with 2 inch blinds making for a bright open floor plan. Equal in bedrooms, baths, square footage, age, garage space and construction.
- Sold 2** Nice kitchen with new appliances and large breakfast area. New tile and laminate flooring. Equal in bedrooms, baths square footage, age and construction.
- Sold 3** Single story brick home with gas log fireplace, open patio and ceramic tile and carpet flooring. Equal in bedrooms, baths, garage space, age and construction.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Listed 4/20/2015 168,000 Sold 8/19/2015 160,000 Listed 11/19/2012 109,900 Sold 3/11/2013 115,400				
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	\$232,000	\$232,000
Sales Price	\$232,000	\$232,000
30 Day Price	\$226,000	--
Comments Regarding Pricing Strategy		
Search parameters included square footage 1200-1900, year built 1992-2002 within 1 mile and sold date 5/1/2019-8/1/2019.		

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



Front



Address Verification



Side



Street

Listing Photos

L1 8605 Holland Ave
Rowlett, TX 75089



Front

L2 7506 Airline Dr
Rowlett, TX 75089



Front

L3 6913 Fairfiled Dr
Rowlett, TX 75089



Front

Sales Photos

S1 7209 Airline Dr
Rowlett, TX 75089



Front

S2 7414 Airline Dr
Rowlett, TX 75089



Front

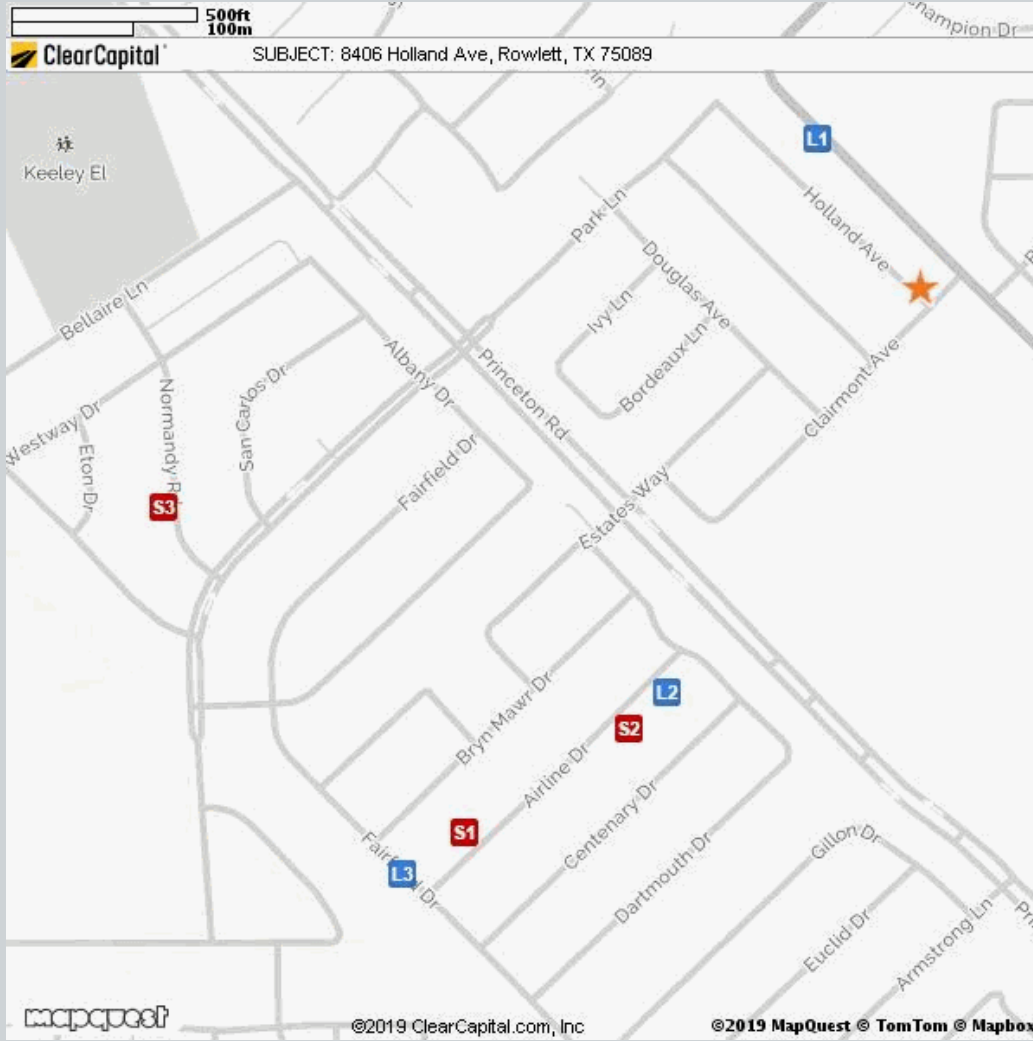
S3 7317 Normandy Road
Rowlett, TX 75089



Front

ClearMaps Addendum

Address ★ 8406 Holland Avenue, Rowlett, TX 75089
Loan Number 38169 **Suggested List** \$232,000 **Suggested Repaired** \$232,000 **Sale** \$232,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8406 Holland Ave, Rowlett, TX	--	Parcel Match
L1 Listing 1	8605 Holland Ave, Rowlett, TX	0.13 Miles ¹	Parcel Match
L2 Listing 2	7506 Airline Dr, Rowlett, TX	0.34 Miles ¹	Parcel Match
L3 Listing 3	6913 Fairfiled Dr, Rowlett, TX	0.56 Miles ¹	Parcel Match
S1 Sold 1	7209 Airline Dr, Rowlett, TX	0.50 Miles ¹	Parcel Match
S2 Sold 2	7414 Airline Dr, Rowlett, TX	0.37 Miles ¹	Parcel Match
S3 Sold 3	7317 Normandy Road, Rowlett, TX	0.56 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	Angela George	Company/Brokerage	Century 21-Hudson
License No	0539035	Address	504 Windsong Mesquite TX 75149
License Expiration	07/31/2021	License State	TX
Phone	4692235543	Email	argeorge17@gmail.com
Broker Distance to Subject	11.51 miles	Date Signed	08/01/2019

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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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.