

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	11929 Chanteloup Drove, Houston, TX 77047	Order ID	6269942	Property ID	26982696
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38174	APN	125-963-001-0014		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

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	Jamie Nelson	Condition Comments	
R. E. Taxes	\$3,409	The subject appears to be in average condition with no noted repairs from exterior drive by viewing.	
Assessed Value	\$105,514		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	City Park HOA unknown		
Association Fees	\$41 / Month (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	City Park is an established maintained community that is conveniently located near all services and major highways.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$200,000		
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	11929 Chanteloup Drove	1581 Nichole Woods	2130 Nichole Woods	11812 Jelicoe
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77047	77047	77047	77047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.73 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$159,900	\$168,900	\$170,000
List Price \$	--	\$159,900	\$168,900	\$170,000
Original List Date		07/20/2019	07/28/2019	07/15/2019
DOM · Cumulative DOM	-- · --	5 · 12	4 · 4	5 · 17
Age (# of years)	14	14	11	11
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 Trdaitional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,008	1,201	1,315	1,340
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.06 acres	0.09 acres	0.06 acres
Other	Patio	Patio	Partially fenced	Patio

* 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** Wonderful 3 bedroom, 2 bath home built in 2005 with UPDATES! 2" blinds in master & secondary bedroom, concrete patio with crushed granite bed, garage door opener replaced, neutral paint throughout & ceiling fans replaced! Master bathroom remodeled with new vanity, sink, faucet, mirrors & tile flooring! Secondary bath remodeled with new vanity, sink, faucet, mirror, hardware & tile flooring. Great island kitchen with laminate floor & white appliances plus great countertop space! No Harvey flooding! A must see home!
- Listing 2** Beautiful home in the heart of City Park. Great layout 4 bedrooms house with new laminate floors in all bedrooms, stylish bathroom mirrors, freshly painted interior and exterior, 2" new faux wood blind for all windows, sprinkler system. Great location!!! Minutes from Medical Center, Downtown and major freeways. DID NOT FLOOD during Harvey. Don't miss out on this one! Call agent to schedule a showing today.
- Listing 3** WELCOME HOME!!! You have just found your next home. This well mentained home is waiting for you to call it home. Original owner, NEVER FLOODED! Laminated floors-2018; A/C Unit replaced-2019; Hot water heater replaced-2016, Storm door-2019; Deck-2016, A/C coils replaced 2018; ceiling fans in all rooms , are just some of the items that has been replaced in this home. Don't wait, call your realtor to schedule a showing.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	11929 Chanteloup Drove	11923 Chanteloup	2607 Skyview Cove	2610 Skyview Ridge
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77047	77047	77047	77047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.59 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$145,000	\$162,000	\$164,900
List Price \$	--	\$145,000	\$162,000	\$164,900
Sale Price \$	--	\$150,000	\$160,500	\$167,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	06/14/2019	02/20/2019	04/04/2019
DOM · Cumulative DOM	-- · --	11 · 44	14 · 34	6 · 36
Age (# of years)	14	14	9	11
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 Trdaitional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,008	1,064	1,339	1,433
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 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	0.06 acres	0.06 acres	0.10 acres	0.09 acres
Other	Patio	Patio	Partially fenced	Partially fenced
Net Adjustment	--	\$0	-\$8,310	-\$9,250
Adjusted Price	--	\$150,000	\$152,190	\$157,750

* 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** Stainless Steel Appliances Granite Kitchen Countertop New Energy Efficient Fixtures Grey Stain Concrete floors throughout New Water Heater and Washer Machine Decorative windows throughout Quiet and family friendly neighborhood Gardener's Start: Small greenhouse, compost and rainwater bin. Small garden that includes: Lemon balm, Chili peppers, Aloe Vera, Cactus, 2 Lemon Trees.
- Sold 2** Perfect starter home ready for a new family 3BR 2BA built 2009 in Skyview Park neighborhood. Laminate Countertops, SS appliances, the layout is very functional being that the kitchen has a breakfast area and an open living room. The bedrooms area a good size and you have a nice backyard to entertain your family and guests. Spacious 2-car garage , Easy access to 288, Beltway 8, Pearland, and the Houston Medical Center. Home has good feng shui accommodating.
- Sold 3** NO FLOODING IN HURRICANE HARVEY! GORGEOUS 2 STORY HOME CONVENIENTLY LOCATED WITHIN MINUTES FROM DOWNTOWN AND THE MEDICAL CENTER. HOME SITS ON A CUL-DE-SAC STREET IN A QUIET NEIGHBORHOOD. HOME FEATURES FRESH PAINT IN THE KITCHEN/LIVING ROOM AREA, NEW CARPETING THROUGHOUT THE HOME, AND NEW FLOORING IN KITCHEN AND HALF BATHROOM. COME SEE IT TODAY BEFORE IT'S GONE.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sales nor listing history for the subject in the local MLS in the last 12 months.			
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	\$154,000	\$154,000
Sales Price	\$151,000	\$151,000
30 Day Price	\$145,000	--
Comments Regarding Pricing Strategy		
I used the CMA I pulled to get the values in this market and adjusted for differences where necessary. Leaned more towards S1 when valuing.		

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.
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Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 1581 Nichole Woods
Houston, TX 77047



Front

L2 2130 Nichole Woods
Houston, TX 77047



Front

L3 11812 Jelicoe
Houston, TX 77047



Front

Sales Photos

S1 11923 Chanteloup
Houston, TX 77047



Front

S2 2607 Skyview Cove
Houston, TX 77047



Front

S3 2610 Skyview Ridge
Houston, TX 77047



Front

ClearMaps Addendum

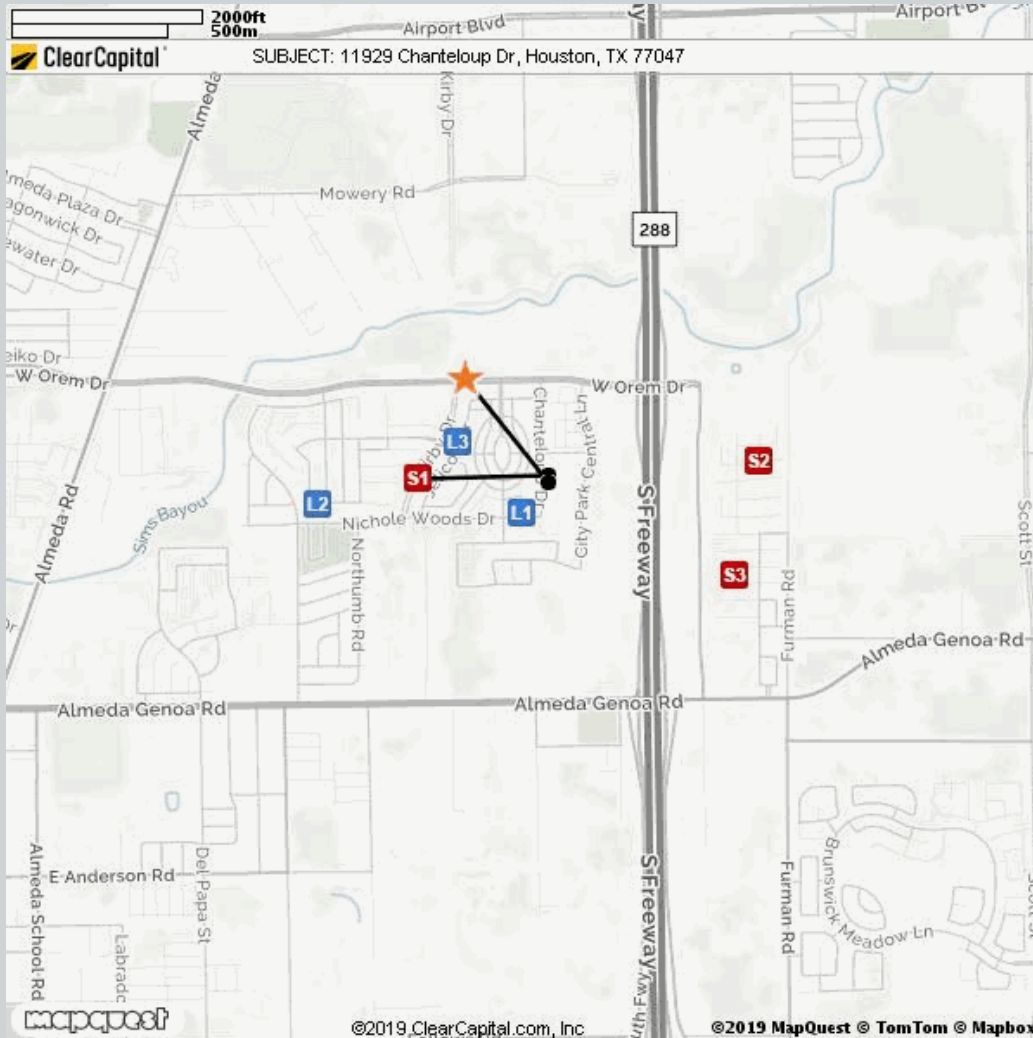
Address ★ 11929 Chanteloup Drive, Houston, TX 77047

Loan Number 38174

Suggested List \$154,000

Suggested Repaired \$154,000

Sale \$151,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11929 Chanteloup Dr, Houston, TX	--	Parcel Match
L1 Listing 1	1581 Nichole Woods, Houston, TX	0.18 Miles ¹	Parcel Match
L2 Listing 2	2130 Nichole Woods, Houston, TX	0.73 Miles ¹	Parcel Match
L3 Listing 3	11812 Jelicoe, Houston, TX	0.32 Miles ¹	Parcel Match
S1 Sold 1	11923 Chanteloup, Houston, TX	0.02 Miles ¹	Parcel Match
S2 Sold 2	2607 Skyview Cove, Houston, TX	0.59 Miles ¹	Parcel Match
S3 Sold 3	2610 Skyview Ridge, Houston, TX	0.61 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	Nicole Hudson	Company/Brokerage	Ultimate Realty
License No	526170	Address	2319 Cezanne Cir Missouri City TX 77459
License Expiration	03/31/2020	License State	TX
Phone	8328807750	Email	realtornikki@me.com
Broker Distance to Subject	13.05 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.