

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>	237 Lema Drive, Nipomo, CA 93444	<b>Order ID</b>	6269942	<b>Property ID</b>	26982269
<b>Inspection Date</b>	08/01/2019	<b>Date of Report</b>	08/01/2019		
<b>Loan Number</b>	38285	<b>APN</b>	091-371-008		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Luis Obispo		

### Tracking IDs

<b>Order Tracking ID</b>	CITL_BPO_07.31.19	<b>Tracking ID 1</b>	CITL_BPO_07.31.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Harold R Hess	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,640	<p>The subject is a single story manufactured / mobile home in the Black Lake Mobile Home Estates park near Nipomo Regional Park. Age of coaches, architectural styles, quality of construction and size of the manufactured homes is diverse in this neighborhood - the subject conforms. Some items noted for repair. Paint is damaged at trim and fascia - painting is recommended. The fencing is down at side yard - fence repair is recommended to secure the side and rear yard of the subject. The subjects condition is speculated to be "average" for the neighborhood as some surrounding units have deferred maintenance conditions. The subjects view amenity is of its neighborhood only. No HOA per MLS records. The subject has a single car carport. Quality of construction appears to be Q4. Subject appears to be dated in condition with no upgrades estimated in the last (15) years.</p>	
<b>Assessed Value</b>	\$155,556		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

### Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>Black Lake Mobile Home Estates neighborhood in Nipomo near Nipomo Regional Park, west of the 101 Freeway. east of Pomeroy Road and north of West Tefft Street. CO-OP owned land per MLS info and per info on the web - no space fee. Co-op land ownership in this park - no space rent. No HOA per MLS information. Age of manufactured/mobile homes, architectural styles of coaches, quality of construction and size of homes is diverse in this neighborhood - the subject conforms. Price of homes in this area is diiverse. Residential neighborhood of mobile and manufactured homes. REO and...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$124,888 High: \$399,500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Black Lake Mobile Home Estates neighborhood in Nipomo near Nipomo Regional Park, west of the 101 Freeway. east of Pomeroy Road and north of West Tefft Street. CO-OP owned land per MLS info and per info on the web - no space fee. Co-op land ownership in this park - no space rent. No HOA per MLS information. Age of manufactured/mobile homes, architectural styles of coaches, quality of construction and size of homes is diverse in this neighborhood - the subject conforms. Price of homes in this area is diiverse. Residential neighborhood of mobile and manufactured homes. REO and Short Sale activity is minimal in this area in the current market. Within range of shopping and services (approx. 5 minutes by auto) Some of the surrounding units in the subjects park have deferred maintenance condition. Park landscape is not adequately maintained in common areas and appears worn down. The subjects general area is a combination of SFR homes and mobile home parks.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	237 Lema Drive	765 Mesa View Drive #164	950 Huasna Road #59	429 Saturn Court
<b>City, State</b>	Nipomo, CA	Arroyo Grande, CA	Arroyo Grande, CA	Nipomo, CA
<b>Zip Code</b>	93444	93420	93420	93444
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.67 <sup>1</sup>	7.34 <sup>1</sup>	1.23 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$174,900	\$225,000	\$259,000
<b>List Price \$</b>	--	\$170,000	\$225,000	\$259,000
<b>Original List Date</b>		04/30/2019	04/21/2019	07/10/2019
<b>DOM · Cumulative DOM</b>	-- · --	75 · 93	101 · 102	21 · 22
<b>Age (# of years)</b>	43	42	45	45
<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>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,344	1,488	1,320	1,440
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 2	3 · 2
<b>Total Room #</b>	4	5	4	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.07 acres	0.09 acres	0.14 acres
<b>Other</b>	--	--	Needs TLC	--

\* 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** List Comp #1 is a standard sale. Manufactured/Mobile home in the mesa area of Arroyo Grande approx. 5.67 miles away from the subject. Listing #1 is a single story mobile home like the subject. (1) year newer age of manufacturing than the subject. Condition of List Comp #1 is estimated to be in similar "C4" condition rating per its MLS photos and profile information - "average" condition for their respective parks. List Comp #1 has superior bedroom count over the subject. Both coaches have (2) baths. Listing #1 has superior GLA values over the subject. The subject has a single carport - List Comp #1 has a superior double carport. The subject has a superior sized lot over List Comp #1 - the subjects lot and land value is estimated to be superior over List Comp #1. View amenity at List Comp #1 is similar to the subject - neighborhood views only. With adjustments, the subject is estimated to have higher resale value over List Comp #1 due to the subjects superior land value. The subject is estimated to be superior.
- Listing 2** Listing Comp #2 is a standard sale. Manufactured/Mobile home like the subject in Nipomo approx. (7.34) miles from the subject. Listing #2 has similar age of construction. No space rent - owned land, not leased like the subjects park per MLS info. List Comp #2 is a (2) year older mobile home than the subject. List Comp #2 has the same bedroom and bathroom count as the subject. List Comp #2 has estimated similar GLA values to the subject. The subject has a superior sized lot and vastly superior lot and land value over List Comp #2. Condition rating of List Comp #2 is estimated to be similar "C4" condition rating like the subject, with edge to the subject as MLS info indicates List #2 is dated and needs TLC. View amenity is estimated to be similar to the subject - neighborhood views. List Comp #2 has a attached (2) car carport - the subject has a inferior single car carport. With adjustments, List Comp #2 has estimated inferior fair market resale value to the subject due to the subjects superior lot and land value. The subject is estimated to be superior over List Comp #2. Best LIST comp.
- Listing 3** Listing Comp #3 is a fair market sale. Manufactured/Mobile Home like the subject in Arroyo Grande approx (1.22) miles from the subject. No space rent - owned land, not leased like the subjects park per MLS info. Age of construction is similar. List Comp #3 is a (2) year older coach than the subject per MLS info. Superior bedroom count over the subject. Both coaches have (2) baths. Superior GLA values over the subject. List Comp #3 has a superior sized parcel and superior lot and land value over the subject. List Comp #3 has a attached (2) car carport. The subject has a inferior single car carport. Condition rating of List Comp #3 is estimated to be similar "C4" condition rating (average) like the subject View amenities are estimated to be similar - neighborhood views only. With adjustments, List Comp #3 is estimated to have superior fair market resale value over the subject due to List Comp #3 superior lot and land value, superior bedroom count and superior GLA values. List Comp #3 has estimated superior resale value over the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	237 Lema Drive	765 Mesa View Drive #165	950 Huasna Road #44	225 Hope Way
<b>City, State</b>	Nipomo, CA	Arroyo Grande, CA	Arroyo Grande, CA	Nipomo, CA
<b>Zip Code</b>	93444	93420	93420	93444
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.67 <sup>1</sup>	7.34 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$200,000	\$250,000	\$199,000
<b>List Price \$</b>	--	\$195,000	\$250,000	\$199,000
<b>Sale Price \$</b>	--	\$195,000	\$210,000	\$220,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	11/29/2018	11/26/2018	02/22/2019
<b>DOM · Cumulative DOM</b>	-- · --	21 · 71	29 · 90	6 · 29
<b>Age (# of years)</b>	43	19	46	46
<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>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,344	1,580	1,440	1,400
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 2	2 · 2 · 1
<b>Total Room #</b>	4	5	4	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	None	Carport 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.08 acres	0.14 acres	0.17 acres
<b>Other</b>	--	--	--	Workshop w, Half Bath
<b>Net Adjustment</b>	--	\$0	\$0	-\$11,500
<b>Adjusted Price</b>	--	\$195,000	\$210,000	\$208,500

\* Sold 2 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** Sold Comp #1 was a standard sale per MLS profile info. Mobile home park home like the subject in the neighboring city of Arroyo Grande approx. 5.67 miles from the subject in the mesa area. Sold Comp #1 has similar location value to the subject. Sold Comp #1 is a (24) year newer coach (-\$2,400 adj.). Sold Comp #1 is a single story manufactured home like the subject. Quality of construction is estimated to be similar to the subject. Sold Comp #1 has superior bedroom count over the subject (-\$5k adj.) Both homes have two baths. The subject has inferior GLA values to Sold Comp #1 (-\$5,900 adj.) Condition rating of Sold Comp #1 is estimated to be similar "C4" condition rating (average) like the subject per MLS photos and info. Sold Comp #1 has a inferior sized lot and estimated inferior lot and land value to the subject (+\$18,000 adj.) View amenity at Sold Comp #1 is superior - distant dune and ocean views - the subject has inferior neighborhood views only (-\$5k adj.) Sold Comp #1 has no carport or garage. The subject has a superior single car carport (+\$2,500 adj.) With adjustments, the subject has a estimated \$2,200 positive adjustment over Sold Comp #1. Sold Comp #1 has estimated similar fair market resale value to the subject with adjustments. Subjects adjusted value: \$197,200. Sold Comp #1 had conventional financing per MLS info with no reported credits or concessions.
- Sold 2** Sold Comp #2 was a fair market sale. Mobile home park like the subject in neighboring city of Arroyo Grande approx. 7.34 miles away from the subject. Sold Comp #2 is a single story manufactured home like the subject. No space rent - owned land, not leased like the subjects park per MLS info. Estimated similar quality of construction. Sold Comp #2 has the same bedroom and bath count as the subject. The subject is a (3) year newer coach than Sold Comp #2 (+\$300 adj.) Sold Comp #2 has superior GLA values over the subject (-\$2,400 adj.) Condition rating of Sold Comp #2 is estimated to be similar "C4" condition rating (average) Sold Comp #2 has a estimated similar sized lot and estimated similar lot and land value to the subject. Sold Comp #2 has a attached (2) car carport - the subject has a inferior single car carport (-\$2,500 adj.) View amenity at Sold Comp #2 is estimated to be similar to the subject - neighborhood views. With adjustments between the (2) properties, the subject has a estimated negative adjustment of \$4,600 to Sold Comp #2. The subject is estimated to have slightly inferior resale value to Sold #2 with adjustments. Subjects adjusted value: \$205,400. Cash financing per MLS info with no reported credits or concessions.
- Sold 3** Sold Comp #3 was a arms length sale per MLS information. Sold Comp #3 is located in the same park as the subject - Black Lake Mobile Home Estates. No space rent like the subject - land is co-op owned like the subject. Sold Comp #3 is a single story manufactured home like the subject. Estimated similar quality of construction to the subject. Sold Comp #3 is a (3) year older home (+\$300 adj.) than the subject. Sold Comp #3 has the same bedroom count as the subject. Sold Comp #3 has a superior 2.5 baths (-\$1,500 adj.) The subject has slightly inferior GLA values to Sold Comp #3 (-\$1,400 adj.) The subject has a inferior sized lot and inferior lot & land value to Sold Comp #3 (-\$11,100 adj.) Condition rating of the subject is estimated to be similar - Sold Comp #3 has estimated similar "C4" condition rating. View amenity at Sold Comp #3 is estimated to be similar - neighborhood views like the subject. Sold Comp #3 has a workshop with a half bath - the subject appears to have a workshop at the end of its carport. Both homes have fenced and landscaped yards. Sold Comp #3 has no carport or garage - the subject has a superior single car carport (+\$2,500 adj.) With adjustments, the subject has a negative adjustment of \$11,500 to Sold Comp #3. Sold Comp #3 is estimated to have superior fair market resale value over the subject. Subjects adjusted value: \$208,500. Best SOLD comp due to close proximity and both coaches are located in the same park.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Only (1) MLS Entry Found - SOLD 03/08/2000 - \$125,000 Sales Price Listing #PI998275 \$126,990 (LP) \$125,000 (SP) Price/SqFt: 96.15 SP % LP: 98.43 237 Lema Dr, Nipomo, CA 93444-8808 Sold (03/08/00) DIM: 121 Bed: 2 Baths: 2 (2 0 0 0) (FTHQ) Sq Ft: 1300 Lot Sz: 5001 Association: CMRL Area: NPMO Subdivision: Not Applicable-NPMO Yr: 1976			
<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>	\$223,500	\$225,000
<b>Sales Price</b>	\$208,500	\$210,000
<b>30 Day Price</b>	\$203,500	--

### Comments Regarding Pricing Strategy

I initially went back (6) months, out in distance of (1) mile and LIST & SOLD comps that match the subjects property type profile & estimated resale value range are extremely scarce. Active mobile home/manufactured home comps that match the subjects estimated manufactured home property profile and parcel size are not available within (1) mile from the subject - MLS was searched exhaustively for LIST comps There are no manufactured/mobile home LIST comps within a (1) mile radius from the subject that match the subjects property type and lot size profile. Mobile home list comps used are best available in MLS. With relaxing the distance radius, GLA value variance, year built variance & lot size variance thresholds of the search criteria I was able to find LIST and SOLD comps which I could use to complete the report. Within (8) miles & back (12) months I found listing & sold comps of which I could use due to scarce comp factors. Comps used in the report are the best possible currently available comps within (10) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps used in the report. Comps used are best that surfaced. Comps used are best available with reasonable adjustments and are estimated to accurately bracket the range of the subjects current fair market value within a 7% variance. The subject is a older single story manufactured home. Prices had been on a upward trend in this area since the summer of 2016, but list price escalation subsided in the second quarter of 2018, market stabilized in the third quarter of 2018 and appreciation leveled off. Sales prices had been on a slight downward trend in the 4th quarter of 2018 as market stabilized & cooled in price after long period of rising home values. Market resumed after slow down in late January 2019 and is stable with stable buyer demand currently. Agent sees no resale problem at the subject if the list price is set within the bracketed price of comps used in this report. Sold Comp #3 is estimated to be in line with the subjects current "AS-IS" value with adjustments as profiles are similar and most proximate comp.

## 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



Front



Address Verification



Side



Street

## Subject Photos



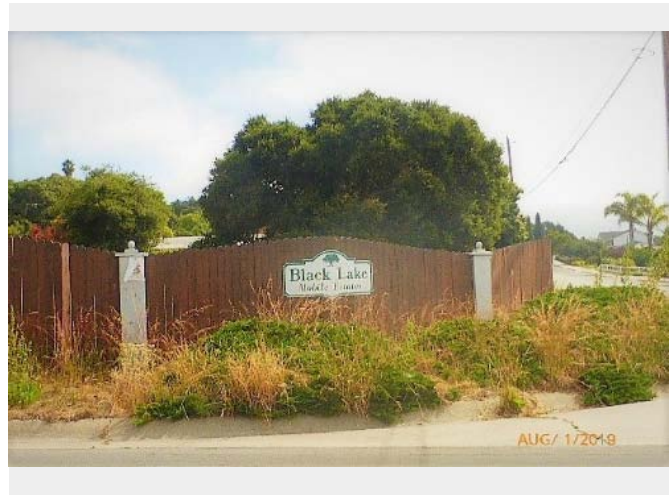
Street



Other



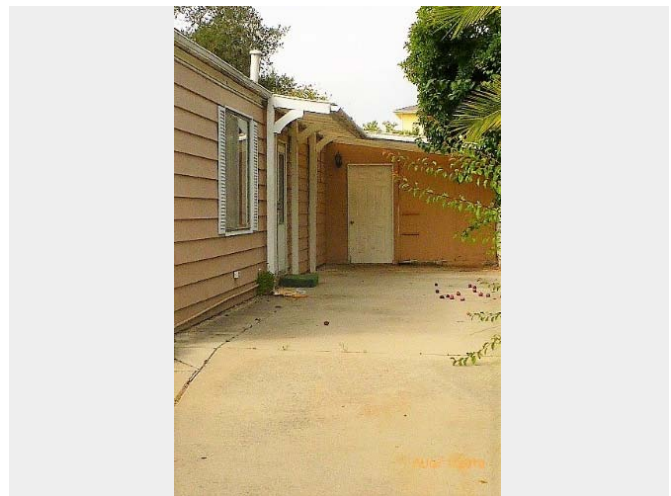
Other



Other



Other

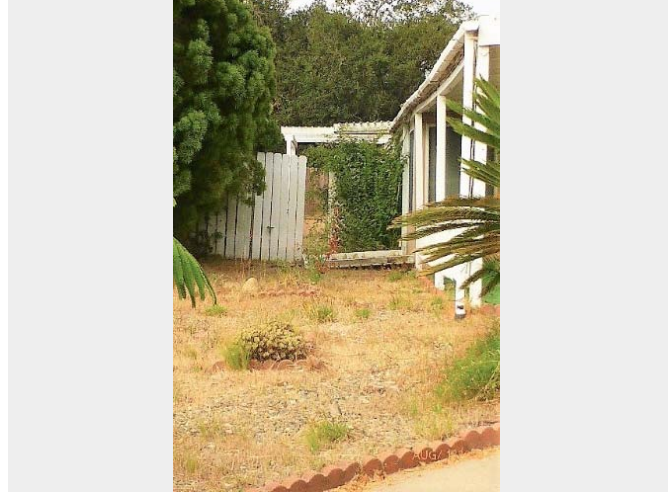


Other

## Subject Photos



Other



Other

## Listing Photos

**L1** 765 Mesa View Drive #164  
Arroyo Grande, CA 93420



Front

**L2** 950 Huasna Road #59  
Arroyo Grande, CA 93420



Front

**L3** 429 Saturn Court  
Nipomo, CA 93444



Front

## Sales Photos

**S1** 765 Mesa View Drive #165  
Arroyo Grande, CA 93420



Front

**S2** 950 Huasna Road #44  
Arroyo Grande, CA 93420



Front

**S3** 225 Hope Way  
Nipomo, CA 93444



Front

## ClearMaps Addendum

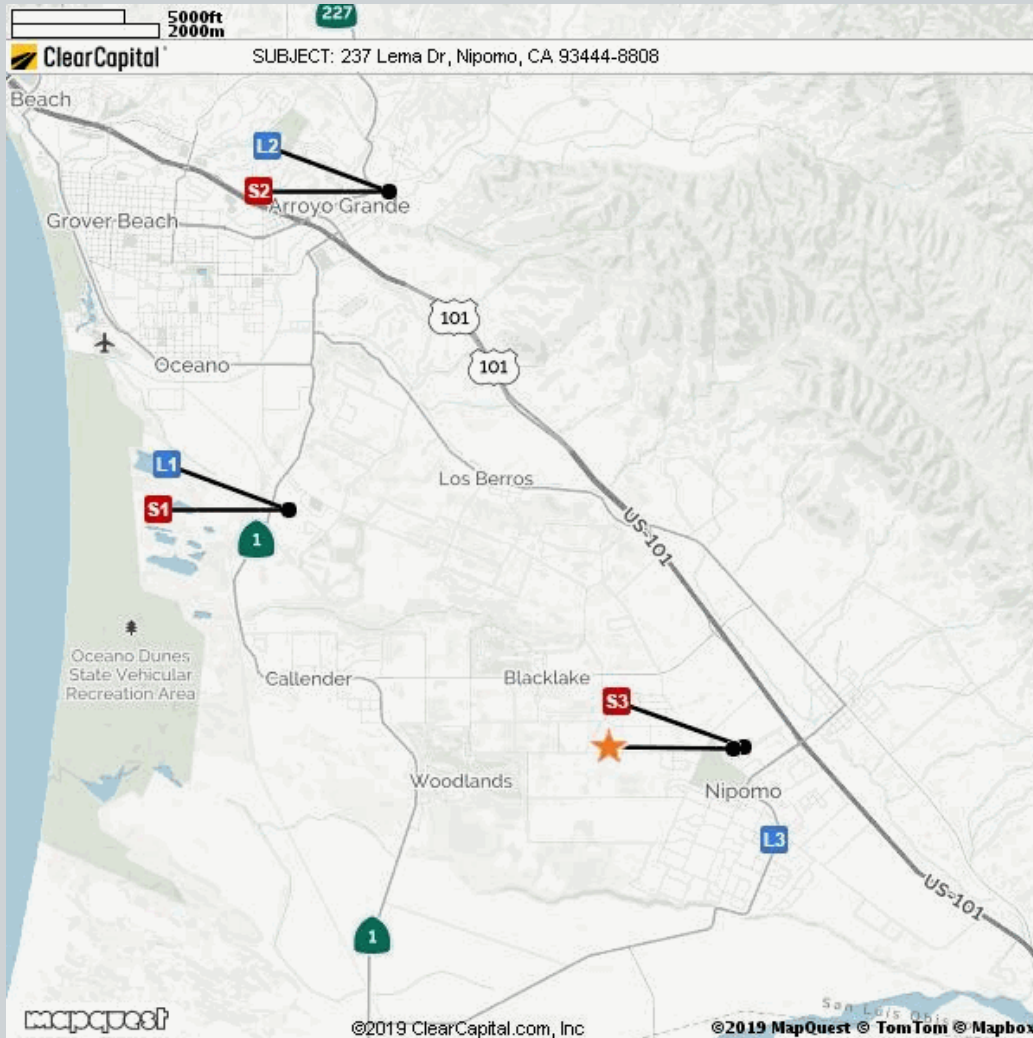
**Address** ★ 237 Lema Drive, Nipomo, CA 93444

**Loan Number** 38285

**Suggested List** \$223,500

**Suggested Repaired** \$225,000

**Sale** \$208,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	237 Lema Dr, Nipomo, CA	--	Parcel Match
L1 Listing 1	765 Mesa View Drive #164, Arroyo Grande, CA	5.67 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	950 Huasna Road #59, Arroyo Grande, CA	7.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	429 Saturn Court, Nipomo, CA	1.23 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	765 Mesa View Drive #165, Arroyo Grande, CA	5.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	950 Huasna Road #44, Arroyo Grande, CA	7.34 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	225 Hope Way, Nipomo, CA	0.12 Miles <sup>1</sup>	Parcel Match

<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>	Christian Stuart Workmon	<b>Company/Brokerage</b>	Coldwell Banker Residential Brokerage
<b>License No</b>	01317218	<b>Address</b>	727 South Halcyon Road #11 Arroyo Grande CA 93420
<b>License Expiration</b>	08/15/2021	<b>License State</b>	CA
<b>Phone</b>	7604048735	<b>Email</b>	chrisworkmon@gmail.com
<b>Broker Distance to Subject</b>	7.13 miles	<b>Date Signed</b>	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

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