

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>         | 532 N Bates Avenue, Dinuba, CA 93618 | <b>Order ID</b>       | 6647034     | <b>Property ID</b> | 28153629 |
| <b>Inspection Date</b> | 03/08/2020                           | <b>Date of Report</b> | 03/11/2020  |                    |          |
| <b>Loan Number</b>     | 38386                                | <b>APN</b>            | 014-122-006 |                    |          |
| <b>Borrower Name</b>   | NA                                   | <b>County</b>         | Tulare      |                    |          |

**Tracking IDs**

|                          |               |                      |               |
|--------------------------|---------------|----------------------|---------------|
| <b>Order Tracking ID</b> | Aged BPO CITI | <b>Tracking ID 1</b> | Aged BPO CITI |
| <b>Tracking ID 2</b>     | --            | <b>Tracking ID 3</b> | --            |

**General Conditions**

|                                       |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|---------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Owner</b>                          | Catamount Properties 2018 LLC | <b>Condition Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>R. E. Taxes</b>                    | \$2,937                       | The subject property appears well maintained and appears to have a newer roof and new windows, there is a window sticker on a front window. There were no repairs noted at the time of this inspection. It is an appropriate improvement to the neighborhood. It is located in an older, established neighborhood with all amenities available, schools, parks, shopping and public services. There were no negative influences in the neighborhood. |  |
| <b>Assessed Value</b>                 | \$254,124                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Zoning Classification</b>          | R1                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Property Type</b>                  | SFR                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Occupancy</b>                      | Occupied                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Ownership Type</b>                 | Fee Simple                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Property Condition</b>             | Average                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Estimated Exterior Repair Cost</b> | \$0                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Estimated Interior Repair Cost</b> | \$0                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Total Estimated Repair</b>         | \$0                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>HOA</b>                            | No                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Visible From Street</b>            | Visible                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Road Type</b>                      | Public                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |

**Neighborhood & Market Data**

|                                          |                                     |                                                                                                                                                                                                                                         |  |
|------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Location Type</b>                     | Rural                               | <b>Neighborhood Comments</b>                                                                                                                                                                                                            |  |
| <b>Local Economy</b>                     | Stable                              | The subject is centrally located with all amenities. There were no boarded up or abandoned homes noted in the area. There were no high tension power lines or RR tracks near to the subject. There were few REO or SS properties noted. |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$247,500<br>High: \$289,000   |                                                                                                                                                                                                                                         |  |
| <b>Market for this type of property</b>  | Increased 5 % in the past 6 months. |                                                                                                                                                                                                                                         |  |
| <b>Normal Marketing Days</b>             | <90                                 |                                                                                                                                                                                                                                         |  |

## Current Listings

|                               | Subject               | Listing 1 *           | Listing 2             | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 532 N Bates Avenue    | 810 N Cedar Ln        | 1084 N East Ave       | 922 N Eaton Ave       |
| <b>City, State</b>            | Dinuba, CA            | Dinuba, CA            | Dinuba, CA            | Dinuba, CA            |
| <b>Zip Code</b>               | 93618                 | 93618                 | 93618                 | 93618                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.53 <sup>1</sup>     | 4.79 <sup>1</sup>     | 0.27 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$265,000             | \$264,500             | \$280,000             |
| <b>List Price \$</b>          | --                    | \$265,000             | \$264,500             | \$272,500             |
| <b>Original List Date</b>     |                       | 02/03/2020            | 03/03/2020            | 11/27/2019            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 28 · 37               | 6 · 8                 | 100 · 105             |
| <b>Age (# of years)</b>       | 60                    | 41                    | 55                    | 41                    |
| <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 ranch         | 1 Story ranch         | 1 Story ranch         | 1 Story ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,741                 | 1,766                 | 1,520                 | 2,151                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                 | 4 · 2                 | 3 · 2                 | 3 · 2                 |
| <b>Total Room #</b>           | 6                     | 7                     | 6                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <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>               | Pool - Yes            | --                    | --                    | Pool - Yes            |
| <b>Lot Size</b>               | .22 acres             | .22 acres             | .17 acres             | .19 acres             |
| <b>Other</b>                  | --                    | --                    | --                    | --                    |

\* Listing 1 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** This active listing is within 1 mile from the subject. It is 19 years newer and it has 25 more sq ft. It has 1 more bedroom and the same bathroom and garage count. The home has been maintained and it has tile counter tops in the kitchen and bathrooms. It does not have a in ground pool. It is located on a similar size cul de sac lot with RV parking, a covered patio and alley access. Similar in proximity and Gla.
- Listing 2** This active listing is within 5 miles of the subject. It is 5 years newer and it has 221 less sq ft than the subject. It has the same bed/bath and garage count. The home was well main maintained and it has dual pane windows. It has a floor to ceiling rock fireplace with a insert . There were no upgrades done for marketing. It does not have a in ground pool. Located on a smaller corner lot. Similar in age and bed/bath and garage count.
- Listing 3** This active listing is near in proximity to the subject. It is 19 years newer and it has 410 more sq ft, which is 62 sq ft larger than the desired bracket. It does have the same bedroom, bath and garage count as the subject. It has a in ground pool and the back yard has extra cement around the pool and patio. The home had upgrades done for marketing. It is located on a smaller lot size. Near in proximity, larger Gla and but it has a in ground pool.

## Recent Sales

|                        | Subject               | Sold 1 *              | Sold 2                | Sold 3                |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 532 N Bates Avenue    | 1366 Malsch Strasse   | 266 N Kelly           | 1261 N Mckinley Ct    |
| City, State            | Dinuba, CA            | Dinuba, CA            | Dinuba, CA            | Dinuba, CA            |
| Zip Code               | 93618                 | 93618                 | 93618                 | 93618                 |
| Datasource             | Tax Records           | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                    | 0.83 <sup>1</sup>     | 0.86 <sup>1</sup>     | 0.51 <sup>1</sup>     |
| Property Type          | SFR                   | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | --                    | \$265,000             | \$253,900             | \$289,000             |
| List Price \$          | --                    | \$259,000             | \$253,900             | \$289,000             |
| Sale Price \$          | --                    | \$266,500             | \$247,500             | \$289,000             |
| Type of Financing      | --                    | Fha                   | Cash                  | Conv                  |
| Date of Sale           | --                    | 10/24/2019            | 12/16/2019            | 02/03/2020            |
| DOM · Cumulative DOM   | -- · --               | 31 · 87               | 10 · 46               | 11 · 48               |
| Age (# of years)       | 60                    | 17                    | 29                    | 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 ; 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        | 1,741                 | 1,486                 | 1,525                 | 1,892                 |
| Bdrm · Bths · ½ Bths   | 3 · 2                 | 4 · 2                 | 3 · 2 · 1             | 4 · 2                 |
| Total Room #           | 6                     | 7                     | 7                     | 7                     |
| 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               | Pool - Yes            | Pool - Yes            | --                    | Pool - Yes Spa - Yes  |
| Lot Size               | .22 acres             | .17 acres             | .13 acres             | .28 acres             |
| Other                  | --                    | --                    | --                    | --                    |
| Net Adjustment         | --                    | -\$1,200              | +\$10,220             | -\$11,570             |
| Adjusted Price         | --                    | \$265,300             | \$257,720             | \$277,430             |

\* Sold 1 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** This sold listing is within 1 mile of the subject. It is 43 years newer and it also has a in ground pool. It is 255 sq ft smaller and it has 1 bedroom more than the subject. It is located on a smaller lot size with a fenced in ground pool. It has RV parking and a oversize driveway. The home has no recent upgrades done for marketing. It has tile and laminate flooring. It sold Fha financing with no BCC. It is adjusted for newer age -4300, smaller Gla +5100, smaller lot size +1000 and 1 more bedroom -3000.
- Sold 2** This sold listing is within 1 mile of the subject. It is 31 years newer and it has 216 sq ft less than the subject. It has the same bed/bath and garage count. It has a tile roof and there were no repairs done for marketing. It was tenant occupied. It is located on a smaller lot size. It sold Cash financing with no seller concessions. It is adjusted for newer age -3100, smaller Gla +4320, smaller lot size +1500 and no in ground pool +7500.
- Sold 3** This sold listing is used due to near proximity and pool. It is 18 years newer and it has 151 more sq ft than the subject. It has 1 more bedroom and it is located on a larger cul de sac lot size. It also has a in ground pool and a in ground spa. RV parking and new exterior and interior paint. Some upgrades to the kitchen. It sold Conventional financing with \$3750 paid in BCC. It is adjusted for newer age -1800, larger Gla -3020, 1 more bedroom -3000, larger lot size -1500, in ground spa +1500 and BCC -3750.

## Subject Sales & Listing History

|                                                    |                            |                        |                         |                                 |                    |                     |               |
|----------------------------------------------------|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b> |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | None                            |                    |                     |               |
| <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$265,500          | \$265,500             |
| <b>Sales Price</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$265,500          | \$265,500             |
| <b>30 Day Price</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$255,900          | --                    |
| <b>Comments Regarding Pricing Strategy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                       |
| <p>The search for comparable listings was started by a radius search from the subject to 1 mile and then expanded to 5 miles to complete the Active listings. A 20% Gla bracket of 1393-2089, 2- 4 bedrooms and a 20 year age bracket. The bracket for Gla is expanded for Active # 3, which is used due to near proximity and also having a in ground pool. The bracket for age is expanded for Sold # 1 and 2 because of near proximity. The adjustments made for the sold listings were: age \$100, Gla \$20 per sq ft, bedroom \$3000, in ground pool \$7500, in ground spa \$1500 and lot size \$500 per 1000 sq ft. The suggested list price is based on all three sold listings and Active # 1 and 2. All 3 sold listings are within 1 mile of the subject and # 1 and # 3 both also have in ground pools, like the subject. Sold # 1 had no recent upgrades done for marketing. Active # 1 is near in proximity and is close in Gla and similar lot size. For the suggested list price, the older age of the subject is considered and the assessed value of the land, which currently is \$62,000, is considered. Property values have increased slightly for the spring/summer selling season and low interest rates.</p> |                    |                       |

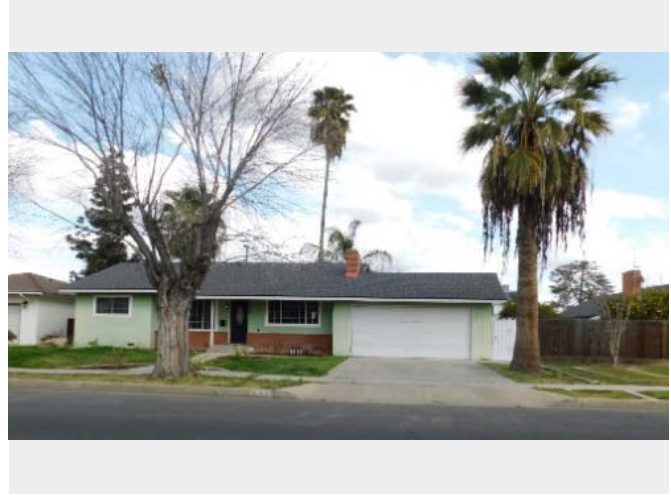
## Clear Capital Quality Assurance Comments Addendum

**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



Street



## Listing Photos

**L1** 810 N Cedar Ln  
Dinuba, CA 93618



Front

**L2** 1084 N East Ave  
Dinuba, CA 93618



Front

**L3** 922 N Eaton Ave  
Dinuba, CA 93618



Front

## Sales Photos

**S1** 1366 Malsch Strasse  
Dinuba, CA 93618



Front

**S2** 266 N Kelly  
Dinuba, CA 93618



Front

**S3** 1261 N McKinley Ct  
Dinuba, CA 93618



Front

## ClearMaps Addendum

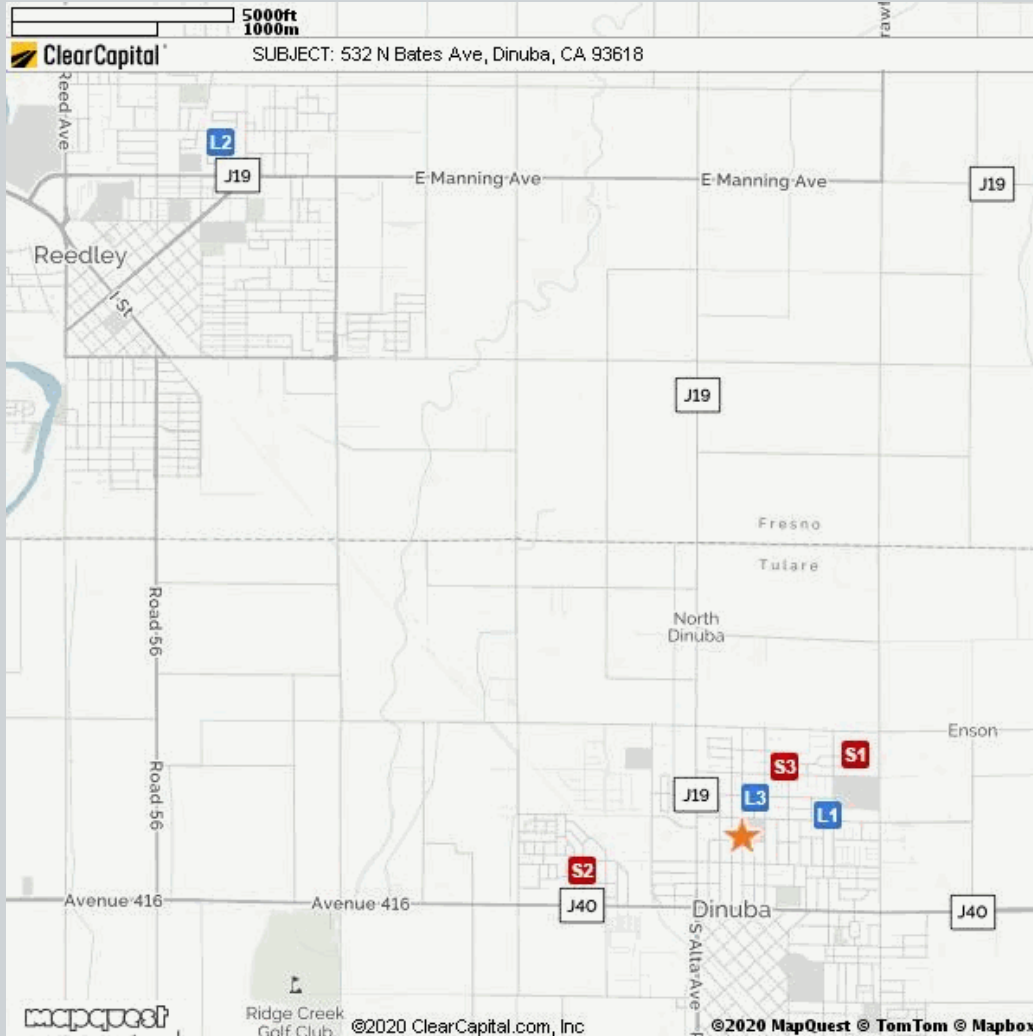
**Address** ★ 532 N Bates Avenue, Dinuba, CA 93618

**Loan Number** 38386

**Suggested List** \$265,500

**Suggested Repaired** \$265,500

**Sale** \$265,500



| Comparable | Address                         | Miles to Subject        | Mapping Accuracy |
|------------|---------------------------------|-------------------------|------------------|
| ★ Subject  | 532 N Bates Ave, Dinuba, CA     | --                      | Parcel Match     |
| L1         | 810 N Cedar Ln, Dinuba, CA      | 0.53 Miles <sup>1</sup> | Parcel Match     |
| L2         | 1084 N East Ave, Dinuba, CA     | 4.79 Miles <sup>1</sup> | Parcel Match     |
| L3         | 922 N Eaton Ave, Dinuba, CA     | 0.27 Miles <sup>1</sup> | Parcel Match     |
| S1         | 1366 Malsch Strasse, Dinuba, CA | 0.83 Miles <sup>1</sup> | Parcel Match     |
| S2         | 266 N Kelly, Dinuba, CA         | 0.86 Miles <sup>1</sup> | Parcel Match     |
| S3         | 1261 N Mckinley Ct, Dinuba, CA  | 0.51 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.

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

|                                   |              |                          |                                      |
|-----------------------------------|--------------|--------------------------|--------------------------------------|
| <b>Broker Name</b>                | Gina Gentili | <b>Company/Brokerage</b> | Century 21 Dan Cheney Inc..          |
| <b>License No</b>                 | 01213531     | <b>Address</b>           | 20395 Sumner Ave Reedley CA<br>93654 |
| <b>License Expiration</b>         | 10/08/2020   | <b>License State</b>     | CA                                   |
| <b>Phone</b>                      | 5592808063   | <b>Email</b>             | ginagentili@aol.com                  |
| <b>Broker Distance to Subject</b> | 5.50 miles   | <b>Date Signed</b>       | 03/10/2020                           |

*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.**