

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	5834 Wind Haven Court Nw, Kennesaw, GA 30152	Order ID	6305484	Property ID	27157999
Inspection Date	08/27/2019	Date of Report	08/27/2019		
Loan Number	38459	APN	20030200790		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	CITL_BPO_08.26.19 - v2	Tracking ID 1	CITL_BPO_08.26.19 - v2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Huff Leonard	Condition Comments Subject property appears to be in overall average condition and is of good construction quality. The home presents fair curb appeal due to grass overgrowth. There were no major exterior repairs noted or observed during the property inspection.
R. E. Taxes	\$190,136	
Assessed Value	\$62,648	
Zoning Classification	R3	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject property community is an older planned residential development that does not feature an HOA. Market conditions are stable and home inventory is in line with current demand. Area is located near major roadways, schools, parks and shopping. Predominant home types are contemporary bi-level homes, 2 story traditional style, and ranch style homes. There is no current REO activity observed from MLS research of community.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$158,000 High: \$229,250	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5834 Wind Haven Court Nw	65 Old Hickory Way	5812 Stonehaven Dr Nw	675 Teague Dr Nw
City, State	Kennesaw, GA	Dallas, GA	Kennesaw, GA	Kennesaw, GA
Zip Code	30152	30157	30152	30152
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.38 ¹	0.14 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$200,000	\$207,000
List Price \$	--	\$205,000	\$200,000	\$190,000
Original List Date		07/25/2019	07/25/2019	03/19/2019
DOM · Cumulative DOM	-- · --	32 · 33	32 · 33	160 · 161
Age (# of years)	33	31	34	46
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	1.5 Stories ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,444	1,649	1,584	1,512
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	24	1,504	1,512
Pool/Spa	--	--	--	--
Lot Size	.5758 acres	.42 acres	.4865 acres	.2370 acres
Other	--	--	--	--

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Listing comp #1 is similar to the subject property in type, age, bedroom/bathroom count, parking and lot size.

Listing 2 Listing comp #2 is similar to the subject property in age, GLA, bedroom/bathroom count, lot size, and location. MLS data indicates that there are an additional bedroom and bathroom on the basement level. This comp is located in the subject property neighborhood.

Listing 3 Listing comp #3 is inferior to the subject property in age. The comp is similar in style, GLA, and bedroom/bathroom count. This comp is located in the subject property neighborhood.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5834 Wind Haven Court Nw	348 Teague Dr Nw	361 Teague Dr Nw	720 Teague Dr Nw
City, State	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA
Zip Code	30152	30152	30152	30152
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.25 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$195,000	\$185,000
List Price \$	--	\$225,000	\$195,000	\$185,000
Sale Price \$	--	\$225,000	\$196,500	\$185,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	05/07/2019	03/25/2019	04/26/2019
DOM · Cumulative DOM	-- · --	5 · 33	22 · 53	7 · 45
Age (# of years)	33	38	38	45
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	1.5 Stories ranch	1 Story ranch	1 Story ranch	Split bi-level
# Units	1	1	1	1
Living Sq. Feet	1,444	1,276	1,296	1,533
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		1,252	1,296	--
Pool/Spa	--	--	--	--
Lot Size	.5758 acres	.2603 acres	.2479 acres	.67 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,600	-\$5,025	-\$5,224
Adjusted Price	--	\$221,400	\$191,475	\$179,776

* 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** Sold comp #1 is similar to the subject property in style, age, GLA, and bedroom/bathroom count. MLS data indicates that there is an additional bedroom on the basement level. An adjustment was given for seller paid concessions of \$3600 (per MLS data). This comp is located in the subject property neighborhood.
- Sold 2** Sold comp #2 is similar to the subject property in style, age, GLA, and bedroom/bathroom count. An adjustment was given for seller paid concessions of \$5025 (per MLS data). This comp is located in the subject property neighborhood.
- Sold 3** Sold comp #3 is similar to the subject property in style, age, GLA, lot size, and bedroom/bathroom count. An adjustment was given for seller paid concessions of \$5224 (per MLS data). This comp is located in the subject property neighborhood.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property has not been listed or sold within the past 12 months. This information was verified using the First Multiple Listing Service.			
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

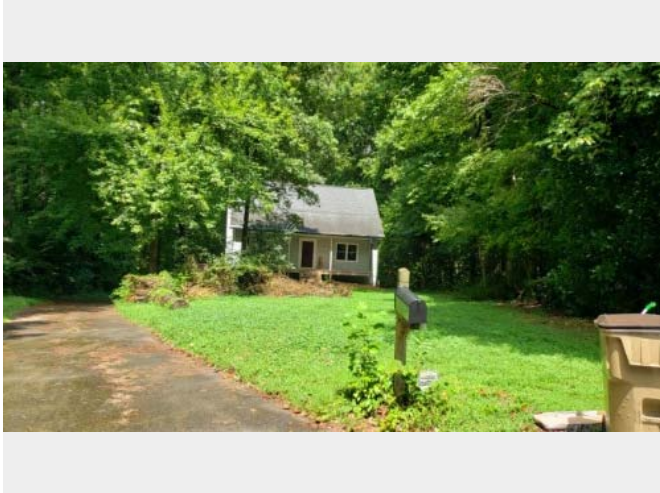
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$197,900	\$197,900
Sales Price	\$192,900	\$192,900
30 Day Price	\$184,900	--
Comments Regarding Pricing Strategy		
Pricing strategy emphasis was placed on current market trends and recently sold comps. Home pricing strategy is based on the trend of price reductions and seller concessions for similar properties in the area. Please note this value conclusion is based on the most recently sold homes with similar features and amenities as the subject property as well as my market knowledge of the area. The value was derived from homes within a 1-mile vicinity of the subject property with an emphasis placed on proximity to the subject property. The current market trend is stable and all homes used in this report were sold at fair market value.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.38 miles and the sold comps
Notes closed within the last 5 months. The market is reported as having increased 4% in the last 6 months. The price conclusion is deemed supported.

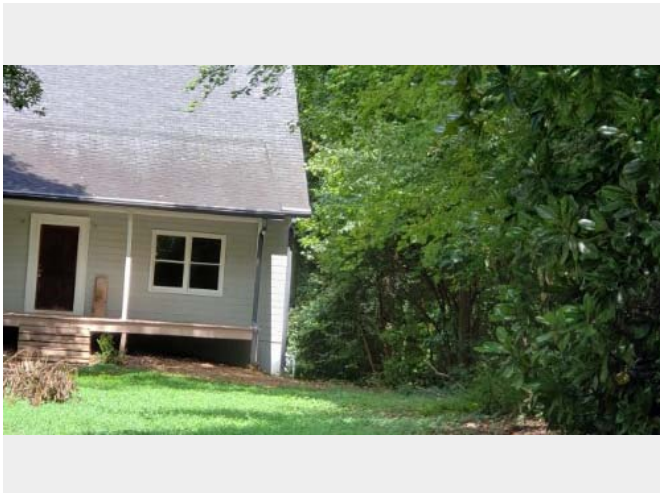
Subject Photos



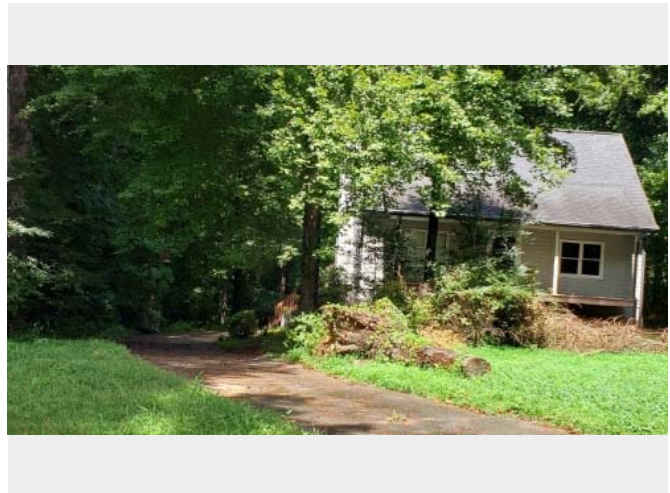
Front



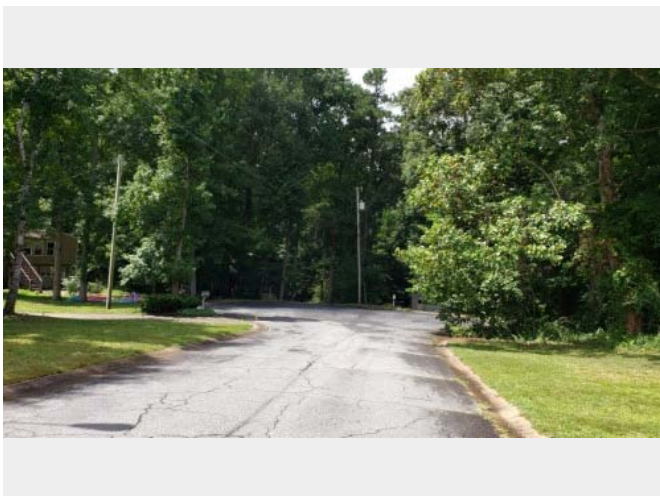
Address Verification



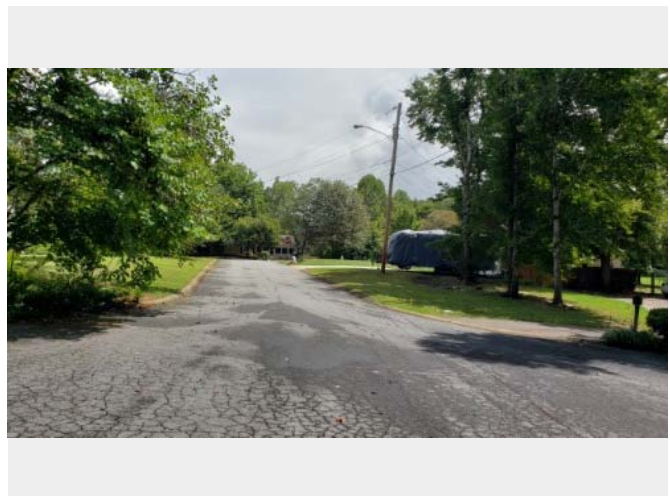
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 65 Old Hickory Way
Dallas, GA 30157



Front

L2 5812 Stonehaven Dr NW
Kennesaw, GA 30152



Front

L3 675 Teague Dr NW
Kennesaw, GA 30152



Front

Sales Photos

S1 348 Teague Dr NW
Kennesaw, GA 30152



Front

S2 361 Teague Dr NW
Kennesaw, GA 30152



Front

S3 720 Teague Dr NW
Kennesaw, GA 30152



Front

ClearMaps Addendum

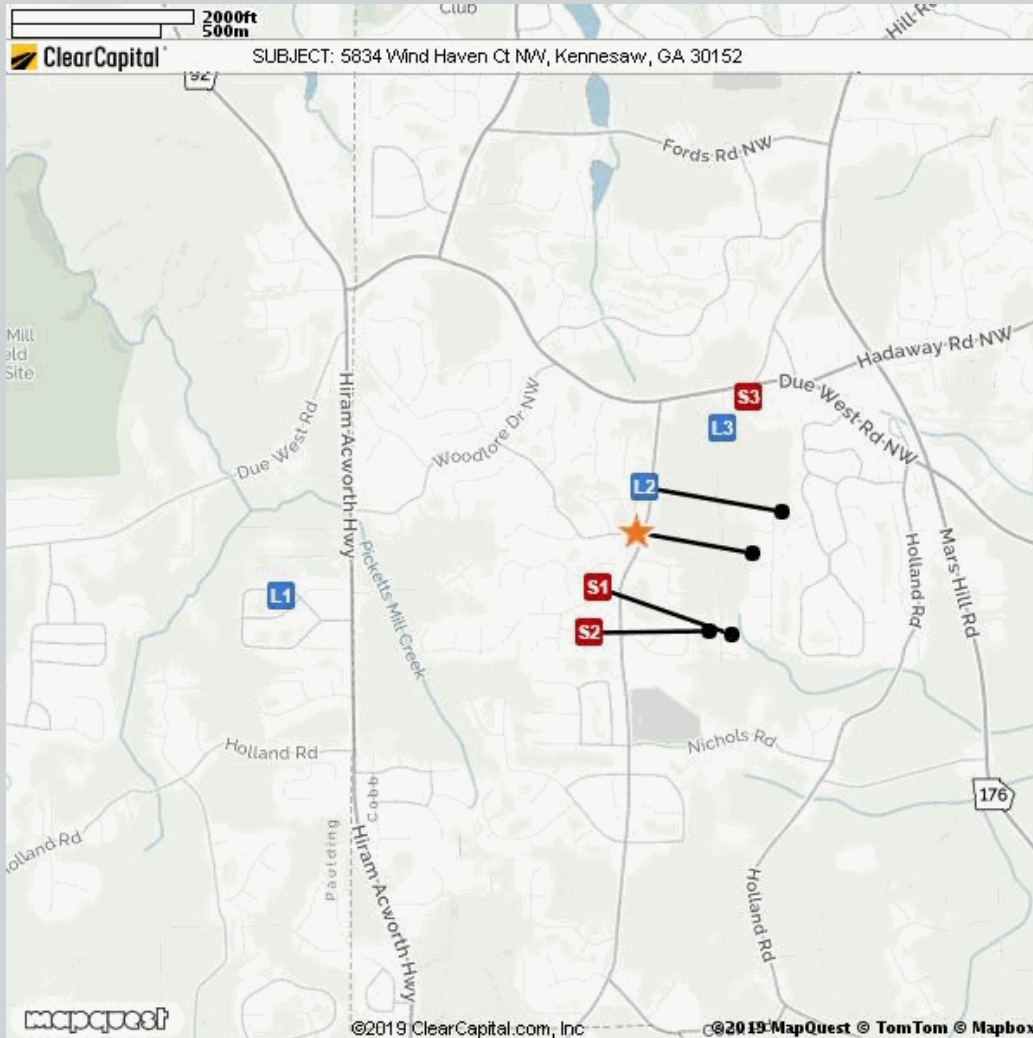
Address ★ 5834 Wind Haven Court Nw, Kennesaw, GA 30152

Loan Number 38459

Suggested List \$197,900

Suggested Repaired \$197,900

Sale \$192,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5834 Wind Haven Ct Nw, Kennesaw, GA	--	Parcel Match
L1 Listing 1	65 Old Hickory Way, Dallas, GA	1.38 Miles ¹	Parcel Match
L2 Listing 2	5812 Stonehaven Dr Nw, Kennesaw, GA	0.14 Miles ¹	Parcel Match
L3 Listing 3	675 Teague Dr Nw, Kennesaw, GA	0.34 Miles ¹	Parcel Match
S1 Sold 1	348 Teague Dr Nw, Kennesaw, GA	0.24 Miles ¹	Parcel Match
S2 Sold 2	361 Teague Dr Nw, Kennesaw, GA	0.25 Miles ¹	Parcel Match
S3 Sold 3	720 Teague Dr Nw, Kennesaw, GA	0.41 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	Tiffany Pigeo	Company/Brokerage	Maurcole Unlimited
License No	284307	Address	707 Whitlock Ave SW Marietta GA 30064
License Expiration	10/31/2021	License State	GA
Phone	6785707018	Email	tiffanypigeo@gmail.com
Broker Distance to Subject	8.47 miles	Date Signed	08/27/2019

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 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.