

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>	3715 E Ruth Drive, Wasilla, AK 99654	<b>Order ID</b>	6647034	<b>Property ID</b>	28153655
<b>Inspection Date</b>	03/10/2020	<b>Date of Report</b>	03/11/2020		
<b>Loan Number</b>	38611	<b>APN</b>	1076B02L008		
<b>Borrower Name</b>	NA	<b>County</b>	Matanuska-Susitna		

### 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	<b>Condition Comments</b> Property is just over 37 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.
<b>R. E. Taxes</b>	\$3,382	
<b>Assessed Value</b>	\$222,400	
<b>Zoning Classification</b>	RR - rural res	
<b>Property Type</b>	Duplex	
<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>	Partially Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Area mostly consistent of Single Family dwellings. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 70s to early 90s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$155,000 High: \$650,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3715 E Ruth Drive	1861 W Vaunda Avenue	650 Blind Nick Drive	2660 N Jasper Drive
<b>City, State</b>	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
<b>Zip Code</b>	99654	99654	99654	99654
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.81 <sup>1</sup>	2.86 <sup>1</sup>	3.45 <sup>2</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	\$	\$227,900	\$225,000	\$239,900
<b>List Price \$</b>	--	\$219,900	\$214,900	\$239,900
<b>Original List Date</b>		10/04/2019	01/24/2002	01/11/2020
<b>DOM · Cumulative DOM</b>	-- · --	28 · 159	22 · 6621	1 · 60
<b>Age (# of years)</b>	37	36	22	16
<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	2 Stories Up and Down	2 Stories Up and Down
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	1,996	1,768	1,732	1,712
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	None	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>	1.53 acres	0.92 acres	0.49 acres	0.92 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** Open concept with nice sized kitchen, open bar to living area, 2 bedrooms, 1 bath and 1 car garage in each unit. Unit 2 has partially converted garage into additional living space. (see more/amendments) More... Multi-Family Type: Ranch Building Info: Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: All-Weather Wood Garage Type: Attached; Heated Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Private Access Type: Paved; MaintainedConstruction Type: Wood Frame - 2x6 Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime Docs Avl for Review: As-Built; Docs Posted on MLS; Floor Plan; Prop Discl AvailableMortgage Info: EM Minimum Deposit: 2,000 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Owner Occupied; Washer/Dryer; In City Limits; RV Parking; Shed Flooring: Linoleum; Carpet affordable duplex located within Wasilla City Limits. Open concept with nice sized kitchen, open bar to living area, 2 bedrooms, 1 bath and 1 car garage in each unit. Unit 2 has partially converted garage into additional living space. (see more/amendments) More... Multi-Family Type: Ranch Building Info: Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: All-Weather Wood Garage Type: Attached; Heated Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Private Access Type: Paved; MaintainedConstruction Type: Wood Frame - 2x6 Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime Docs Avl for Review: As-Built; Docs Posted on MLS; Floor Plan; Prop Discl AvailableMortgage Info: EM Minimum Deposit: 2,000 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Owner Occupied; Washer/Dryer; In City Limits; RV Parking; Shed Flooring: Linoleum; Carpet Unit #1: Bath - Full: 1; Bedroom: 2; Kitchen: 1; Living Room: 1; Parking Spaces: 3; Garage: 1
- Listing 2** Very nice 1 bedroom units within walking distance for stores, schools, churches. Right next door to day care. Perfect for owner occupancy. Property maintained regularly so it's in excellent condition. Multi-Family Type: Duplex Building Info: Units-# of 1 BR: 2 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Block Heat Type: Radiant Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: PublicWtrfrnt-Frontage: None Wtr
- Listing 3** 2 unit home features A 2 bedroom, 1 bath upper unit, and a newly renovated downstairs efficiency apartment, (great way to offset your mortgage payment). Located minutes from downtown Wasilla, this property has tons of potential. Owner had planned to add a two car garage / laundry near the main upper entrance, and a possible 2nd bedroom for the down stairs unit. 1 Partial Mountain view from More... Multi-Family Type: Duplex; Up and Down Building Info: Units-# of 1 BR: 2 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Private Access Type: Dedicated Road; Gravel; PavedConstruction Type: Wood Frame - 2x6 View Type: Mountains; Partial Topography: Sloping Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTimeNew Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Features-MultiFamily: CO Detector(s); Smoke Detector(s); Laundry Facility; Washer/Dryer; Shed; Vaulted Ceiling Flooring: Laminate Flooring; Ceramic Tile; Carpet

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3715 E Ruth Drive	980 E Dellwood Street	960 E Snow Hill Avenue	1136 N Helen Lane
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99654	99654	99654	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.53 <sup>1</sup>	2.57 <sup>1</sup>	1.81 <sup>1</sup>
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$249,000	\$235,000	\$269,000
List Price \$	--	\$235,000	\$235,000	\$259,000
Sale Price \$	--	\$249,000	\$230,000	\$255,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	10/04/2019	09/03/2019	09/19/2019
DOM · Cumulative DOM	-- · --	80 · 115	64 · 109	79 · 139
Age (# of years)	37	37	36	15
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	2 Stories Townhouse
# Units	2	2	2	2
Living Sq. Feet	1,996	1,900	1,900	2,128
Bdrm · Bths · ½ Bths	4 · 2	5 · 2	5 · 2	4 · 3
Total Room #	8	9	9	8
Garage (Style/Stalls)	None	None	Carport 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.53 acres	0.49 acres	0.55 acres	0.31 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,972	+\$6,700	-\$12,100
Adjusted Price	--	\$256,972	\$236,700	\$242,900

\* 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** SF-Building Apx+2400\$ Acres+10400 Amt-SlrPdByrClsgCost-4828 Updated units, new flooring, carpet, paint, lighting, tub surround, spray foam insulated rim joist, 8 new inches of attic insulation, windows, appliances, bathroom updates, closet packs, hot water heater. This building has a quad lock foundation. Tenants pay their own gas and electric, trash and snow removal and the owner pays water More... Multi-Family Type: Duplex Building Info: Units- # of 2 BR: 1; Units-# of 3 BR: 1 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Quad-Lock Garage Type: None Carport Type: None Heat Type: Stove; Forced Air Fuel Type: Natural Gas; Electric; Wood Sewer-Type: Septic Tank Water-Type: Public Access Type: Dedicated Road; Paved; MaintainedConstruction Type: Wood Frame - 2x6 Wtrfrnt-Frontage: None Wtrfrnt-Access Near: NoneNew Finance (Terms): AHFC; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); Covenants; Washer/Dryer; In City Limits; Paved Driveway; RV Parking; Shed; Vaulted Ceiling Flooring: Laminate Flooring
- Sold 2** SF-Building Apx+2400 Year Built-500 Acres+9800 Amt-SlrPdByrClsgCost-5000 Conveniently located duplex, close to downtown Wasilla. Lot is 0.55 acres with a large back yard, storage shed and attached carport for each unit. Unit 1 - two bedroom, one bath unit rents for \$900/month and has just been vacated. Unit 2 - three bedroom, one bath unit is rented for \$950/month and is on a month to month lease. Separate gas/electric meters for each unit. Easy to rent with an More... Multi-Family Type: Duplex Building Info: Units- # of 2 BR: 1; Units-# of 3 BR: 1 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: All-Weather Wood Garage Type: None Carport Type: Attached Heat Type: Forced Air Fuel Type: Natural Gas; Sep Metered Electric; Sep Metered Nat Gas Sewer-Type: Septic Tank Water-Type: Public Access Type: PavedConstruction Type: Wood Frame Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: As-Built; CC&R'sMortgage Info: EM Minimum Deposit: 2,500 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); Fixer-Upper; Smoke Detector(s); Washer/Dryer; Shed; Vaulted Ceiling Flooring: Laminate Flooring
- Sold 3** SF-Building Apx-3300 Garage-10000 Year Built-11000 Acres+12200 Looking for an investment? This duplex is located right in the heart of Wasilla off of Bogard Rd. Each unit has 2 bedrooms, 1.5 bathrooms, large single car garage, fenced-in backyard and a washer and dryer. Multiple parking spaces for each unit. Close to all the amenities! Multi-Family Type: Duplex Building Info: Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Well Access Type: Dedicated Road; Gravel; MaintainedConstruction Type: Wood Frame View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl AvailableMortgage Info: EM Minimum Deposit: 2,700 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Covenants; Washer/Dryer; Paved Driveway

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing found; Data available.					
<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>	\$242,000	\$242,000
<b>Sales Price</b>	\$237,000	\$237,000
<b>30 Day Price</b>	\$218,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.</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



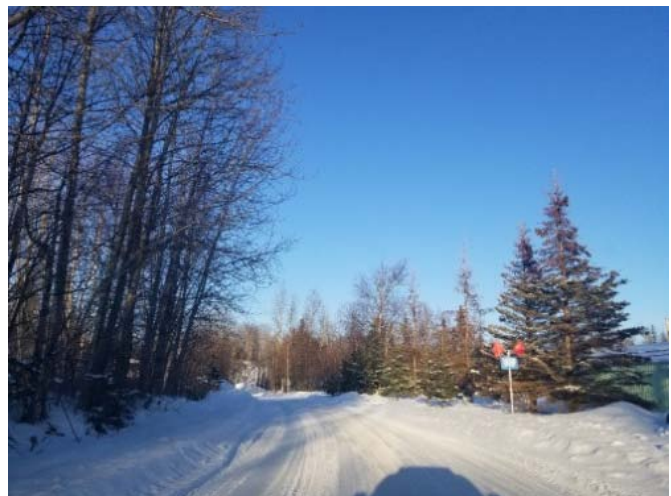
Address Verification



Side



Side



Street



## Listing Photos

**L1** 1861 W Vaunda Avenue  
Wasilla, AK 99654



Front

**L2** 650 Blind Nick Drive  
Wasilla, AK 99654



Front

**L3** 2660 N Jasper Drive  
Wasilla, AK 99654



Front

## Sales Photos

**S1** 980 E Dellwood Street  
Wasilla, AK 99654



Front

**S2** 960 E Snow Hill Avenue  
Wasilla, AK 99654



Front

**S3** 1136 N Helen Lane  
Wasilla, AK 99654



Front

## ClearMaps Addendum

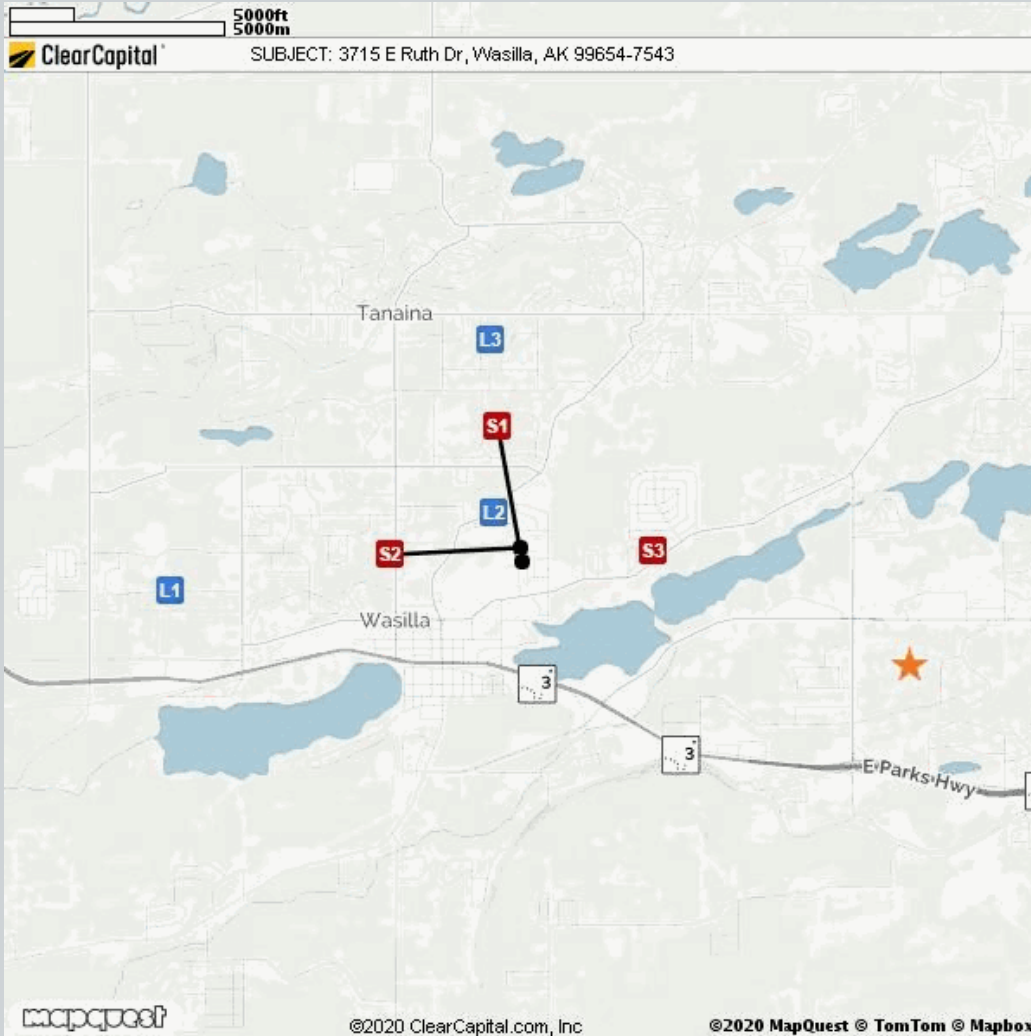
**Address** ★ 3715 E Ruth Drive, Wasilla, AK 99654

**Loan Number** 38611

**Suggested List** \$242,000

**Suggested Repaired** \$242,000

**Sale** \$237,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3715 E Ruth Dr, Wasilla, AK	--	Parcel Match
L1 Listing 1	1861 W Vaunda Avenue, Wasilla, AK	4.81 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	650 Blind Nick Drive, Wasilla, AK	2.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2660 N Jasper Drive, Wasilla, AK	3.45 Miles <sup>2</sup>	Parcel Match
S1 Sold 1	980 E Dellwood Street, Wasilla, AK	2.53 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	960 E Snow Hill Avenue, Wasilla, AK	2.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1136 N Helen Lane, Wasilla, AK	1.81 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>	Erik Blakeman	<b>Company/Brokerage</b>	AlaskaMLS.com
<b>License No</b>	RECS16812	<b>Address</b>	230 E Paulson Ave #68 Wasila AK 99654
<b>License Expiration</b>	01/31/2022	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	3.05 miles	<b>Date Signed</b>	03/11/2020

*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.**