

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	2811 Mayfair Lane, Mc Kinney, TX 75071	Order ID	6408681	Property ID	27510548
Inspection Date	11/08/2019	Date of Report	11/09/2019		
Loan Number	38663	APN	R-2197-005-0100-1		
Borrower Name	Catamount Properties 2018 LLC	County	Collin		

Tracking IDs

Order Tracking ID	CITL_BPO_11.08.19 - v1	Tracking ID 1	CITL_BPO_11.08.19 - v1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	The subject is a SFR style home in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection.
R. E. Taxes	\$6,237		
Assessed Value	\$275,945		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There were no functional or economic obsolescence observed. Supply and demand, the prevalence of REO properties and seller concessions are stable
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$242,000 High: \$355,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2811 Mayfair Lane	708 Glenwood Court	302 High Meadow Drive	2809 Meadowside Drive
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75072	75071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.35 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$284,900	\$319,000
List Price \$	--	\$304,900	\$275,000	\$319,000
Original List Date		08/02/2019	08/21/2019	10/28/2019
DOM · Cumulative DOM	-- · --	98 · 99	79 · 80	11 · 12
Age (# of years)	25	25	26	17
Condition	Average	Average	Average	Good
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,182	2,166	2,422	2,518
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	8
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	--	--	--	--
Lot Size	0.220 acres	0.26 acres	0.23 acres	0.25 acres
Other	None	None	None	None

* Listing 1 is the most comparable listing to the subject.

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

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

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

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

Listing 1 The property is similar in condition and view to the subject Active1 => Net Adjusted Value= \$304900

Listing 2 The property is superior in age and similar in carport count to the subject Active2 => GLA= \$-4800, Total= \$-4800, Net Adjusted Value= \$270200

Listing 3 The property is inferior in GLA and similar in condition to the subject Active3 => Condition= \$-3500, GLA= \$-6720, Total= \$-10220, Net Adjusted Value= \$308780

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2811 Mayfair Lane	804 Glenwood Court	3014 Deer Trail	600 Courtney Lane
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75071	75071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.27 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$285,000	\$335,000
List Price \$	--	\$250,000	\$285,000	\$335,000
Sale Price \$	--	\$262,000	\$280,000	\$335,000
Type of Financing	--	Conventioanal	Conventioanal	Conventioanal
Date of Sale	--	09/27/2019	09/27/2019	05/30/2019
DOM · Cumulative DOM	-- · --	28 · 28	29 · 29	62 · 62
Age (# of years)	25	27	14	17
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	2 Stories Colonial	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,182	2,023	2,181	2,488
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	3 · 2 · 1
Total Room #	8	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	--	--	--	--
Lot Size	0.220 acres	0.25 acres	0.17 acres	0.22 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,180	-\$2,300	-\$2,120
Adjusted Price	--	\$266,180	\$277,700	\$332,880

* Sold 2 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 The property is inferior in GLA and similar in lot size to the subject Sold1 => Half Bath= \$1000, GLA= \$3180, Total= \$4180, Net Adjusted Value= \$266180

Sold 2 The property is similar in bed count and lot size to the subject Sold2 => Half Bath= \$1000, Age= \$-3300, Total= \$-2300, Net Adjusted Value= \$277700

Sold 3 The property is similar in garage and pool count to the subject Sold3 => Bed= \$4000, GLA= \$-6120, Total= \$-2120, Net Adjusted Value= \$332880

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$300,000	\$300,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a 2 story 2182 square feet single family home that was built in 1994, containing 4 bedrooms and 2.5 bathrooms. The exterior inspection revealed that the subject has been adequately maintained and considered to be in average marketable condition. Property is located near a Highway with commercial establishments and places of worship nearby. comparable shares values defining qualities with the subject in regard to age, GLA, location, and condition so the subject location characteristics don't affect its marketability. It was necessary to use a listed comparable with a superior condition since most of the properties in the neighborhood with similar attributes are in updated condition. Comparable with styles dissimilar to the subject (but with similar attributes) were used to provide a basis for the subject's GLA. To maximize the accuracy of initial valuation, we have elected to increase the time span of closed sales past the favorable 3-month window to find comparable that required the fewest net adjustment. In delivering final valuation, the most weight has been placed on CS2 and CL1 as they are most similar to subject GLA, condition and overall structure. Market values remained stable during the last 6 months within the subject's market area. As per the tax records the owner name is Catamount Properties 2018 LLC. There was no mailbox number. Address was verified by surrounding street sign</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 708 Glenwood Court
Mckinney, TX 75071



Front

L2 302 High Meadow Drive
Mckinney, TX 75072



Front

L3 2809 Meadowside Drive
Mckinney, TX 75071



Front

Sales Photos

S1 804 Glenwood Court
Mckinney, TX 75071



Front

S2 3014 Deer Trail
Mckinney, TX 75071



Front

S3 600 Courtney Lane
Mckinney, TX 75071



Front

ClearMaps Addendum

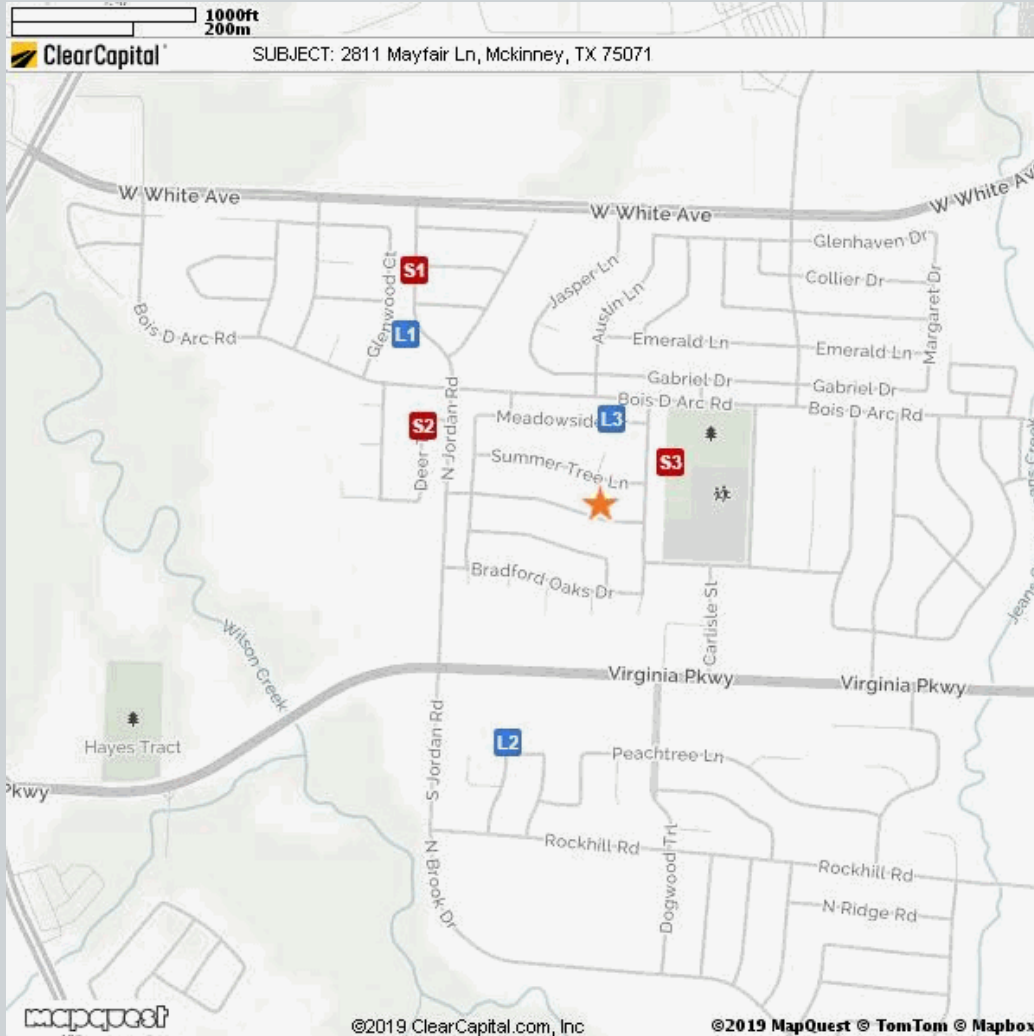
Address ★ 2811 Mayfair Lane, Mc Kinney, TX 75071

Loan Number 38663

Suggested List \$300,000

Suggested Repaired \$300,000

Sale \$295,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2811 Mayfair Ln, Mckinney, TX	--	Parcel Match
L1	Listing 1	708 Glenwood Court, Mckinney, TX	0.37 Miles ¹	Parcel Match
L2	Listing 2	302 High Meadow Drive, Mckinney, TX	0.35 Miles ¹	Parcel Match
L3	Listing 3	2809 Meadowsid Drive, Mckinney, TX	0.13 Miles ¹	Parcel Match
S1	Sold 1	804 Glenwood Court, Mckinney, TX	0.43 Miles ¹	Parcel Match
S2	Sold 2	3014 Deer Trail, Mckinney, TX	0.27 Miles ¹	Parcel Match
S3	Sold 3	600 Courtney Lane, Mckinney, TX	0.13 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	Natasha Thompson	Company/Brokerage	Texas Casa Realty LLC
License No	677241	Address	6010 Spring Creek Pkwy Plano TX 75024
License Expiration	08/31/2020	License State	TX
Phone	4699258108	Email	info@texascasarealty.com
Broker Distance to Subject	14.06 miles	Date Signed	11/09/2019

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.