

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	216 E Cooper Lane, Colbert, WASHINGTON 99005	Order ID	6624169	Property ID	28080905
Inspection Date	02/22/2020	Date of Report	02/23/2020		
Loan Number	39989	APN	37292.0804		
Borrower Name	CRE	County	Spokane		

Tracking IDs

Order Tracking ID	20200221_CS_Funding_NewBPOs	Tracking ID 1	20200221_CS_Funding_NewBPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Whitney Courtney G Jr	Condition Comments	
R. E. Taxes	\$3,046	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$260,700		
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	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in a Rural location that does not have close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$350,000		
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	216 E Cooper Lane	1126 W Bismark Ave	5417 N Evergreen Rd	13005 N Pittsburg St
City, State	Colbert, WASHINGTON	Spokane, WA	Spokane Valley, WA	Spokane, WA
Zip Code	99005	99205	99216	99208
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.88 ¹	11.25 ¹	2.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$244,999	\$250,000	\$284,331
List Price \$	--	\$244,999	\$250,000	\$284,331
Original List Date		02/20/2020	02/20/2020	02/04/2020
DOM · Cumulative DOM	-- · --	1 · 3	1 · 3	15 · 19
Age (# of years)	24	66	42	27
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 Split Entry	1 Story Ranch	1.5 Stories Split Entry	1.5 Stories Split Entry
# Units	1	1	1	1
Living Sq. Feet	1,734	1,457	1,936	1,220
Bdrm · Bths · ½ Bths	3 · 3	4 · 2	4 · 2	3 · 3
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)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	50%	50%	50%
Basement Sq. Ft.	558	726	968	780
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.14 acres	0.27 acres	0.23 acres
Other	None	None	None	None

* Listing 3 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 This 4 bed/2 bath open concept kitchen/living area with custom finishes including SS appliances and hardwood floors throughout main floor. And floor to ceiling subway tiled main floor bathroom accompanied by two large bedrooms.

Listing 2 Main floor bath, Kitchen flooring, counter tops with tile backsplash and all Stainless-steel appliances that stay. Large family room windows light up the main floor. Two fireplace, Oversized lot.

Listing 3 Tile flooring, carpet, ceiling fan, lighting, appliances. Mirrored closet doors, hardware, bathrooms and fixtures. Master bedroom with master bath, central A/C, heat, water heater, inviting fireplace.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	216 E Cooper Lane	17627 N Addison St	507 E Glencrest Dr	17608 N Colton St
City, State	Colbert, WASHINGTON	Colbert, WA	Spokane, WA	Colbert, WA
Zip Code	99005	99005	99208	99005
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.84 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$272,550	\$263,900
List Price \$	--	\$245,000	\$272,550	\$263,900
Sale Price \$	--	\$245,000	\$272,550	\$263,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/30/2019	11/26/2019	01/21/2020
DOM · Cumulative DOM	-- · --	1 · 1	24 · 25	40 · 40
Age (# of years)	24	27	36	25
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 Split Entry	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,734	1,464	1,800	1,340
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	4 · 3	3 · 2
Total Room #	8	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	50%	50%	50%
Basement Sq. Ft.	558	732	900	670
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.28 acres	0.37 acres	0.28 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,500	-\$2,470	+\$10,480
Adjusted Price	--	\$250,500	\$270,080	\$274,380

* 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 living room leads into the study area and then the kitchen. Eating area then steps down in the family room that features a stove type fireplace and windows. 5400/gla, 100/lot.
- Sold 2** This 4 Bedrooms, 3 bathrooms plus a Family Room AND Laminate hardwoods and Carpet Throughout. Soaring Cathedral Ceilings in Living Room with Wood Stove for those nights. -2000/Bed, -1320/gla, -350/lot, 1200/age.
- Sold 3** 17608 N Colton St, Colbert, WA is a single family home that contains 1,340 sq ft and was built in 1995. It contains 3 bedrooms and 2 bathrooms. Open floor plan kitchen with dining room and family area. 2500/bath, 7880/gla, 100/lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None					
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	\$278,000	\$278,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$252,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions are currently stable. List 3 Comp were weighted the most and similar in bedrooms, bathroom and value. Sold comparable 2 was weighted the heaviest due to similar in value, Bath, location & view. Due to rural density and the lack of more suitable comparisons, it was necessary to exceed over 11 mile from the subject, within 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas.</p>		

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 11.25 miles and the sold comps
Notes closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1126 W Bismark Ave
Spokane, WA 99205



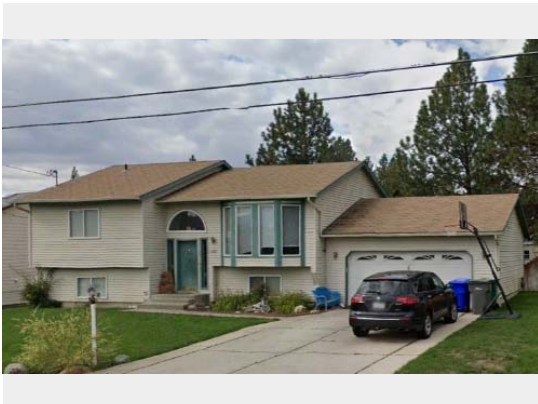
Front

L2 5417 N Evergreen Rd
Spokane Valley, WA 99216



Front

L3 13005 N Pittsburg St
Spokane, WA 99208



Front

Sales Photos

S1 17627 N Addison St
Colbert, WA 99005



Front

S2 507 E Glencrest Dr
Spokane, WA 99208



Front

S3 17608 N Colton St
Colbert, WA 99005



Front

ClearMaps Addendum

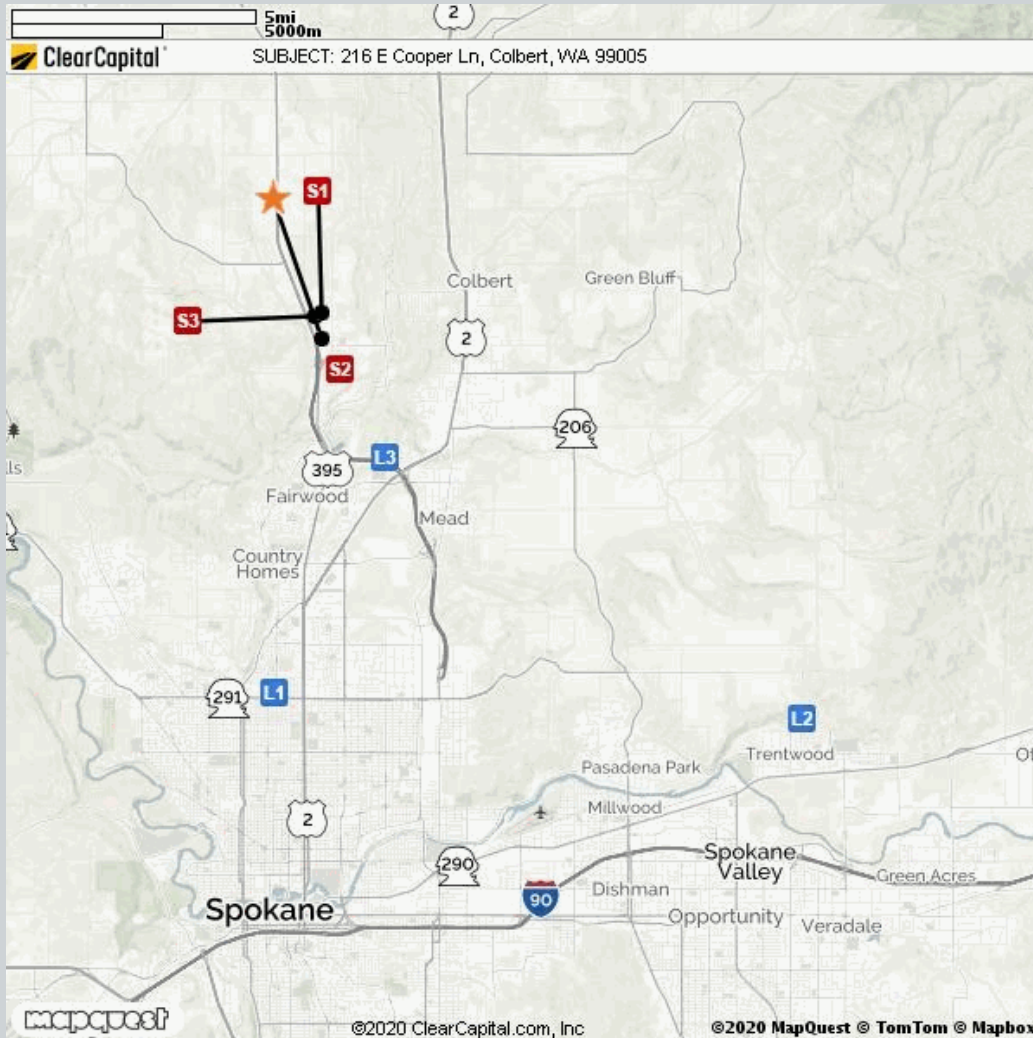
Address ★ 216 E Cooper Lane, Colbert, WASHINGTON 99005

Loan Number 39989

Suggested List \$278,000

Suggested Repaired \$278,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	216 E Cooper Ln, Colbert, WA	--	Parcel Match
L1 Listing 1	1126 W Bismark Ave, Spokane, WA	6.88 Miles ¹	Parcel Match
L2 Listing 2	5417 N Evergreen Rd, Spokane, WA	11.25 Miles ¹	Parcel Match
L3 Listing 3	13005 N Pittsburg St, Spokane, WA	2.62 Miles ¹	Parcel Match
S1 Sold 1	17627 N Addison St, Colbert, WA	0.49 Miles ¹	Parcel Match
S2 Sold 2	507 E Glencrest Dr, Spokane, WA	0.84 Miles ¹	Parcel Match
S3 Sold 3	17608 N Colton St, Colbert, WA	0.45 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.

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

Broker Name	Scott Mallard	Company/Brokerage	Blue Dot Real Estate Tacoma LLC
License No	49774	Address	601 W. 1st Avenue, Suite 1400 Spokane WA 99201
License Expiration	02/01/2022	License State	WA
Phone	2532449696	Email	bpo@bluedottacoma.com
Broker Distance to Subject	10.73 miles	Date Signed	02/23/2020

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

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.