

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>	1105 W Cypress Avenue J, Lompoc, CA 93436	<b>Order ID</b>	6624533	<b>Property ID</b>	28081071
<b>Inspection Date</b>	02/24/2020	<b>Date of Report</b>	02/24/2020		
<b>Loan Number</b>	40100	<b>APN</b>	091-260-010		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Santa Barbara		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	Citi_BPO_02.21.20	<b>Tracking ID 1</b>	Citi_BPO_02.21.20		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Philbert C Fairbairn	County Use Code: Rec. Area-5-6 Class 800-1000sq. The subject is a two level attached condo in the non gated Cypress Woods condo complex in south Lompoc. End unit. Quality of construction, age and size of units in this complex is diverse. Complex consists of attached condo buildings with multiple units. The subject is in "C4" condition with speculated cosmetic repair issues at interior. All exterior components appear serviceable. No items noted for repair at exterior. Per MLS info, HOA is responsible for exterior maintenance of units. Quality of construction is Q4 rating. The subject has a detached garage parking spot.
<b>R. E. Taxes</b>	\$1,659	
<b>Assessed Value</b>	\$147,000	
<b>Zoning Classification</b>	PUD	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Secured by servicers combo lock box )		
<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>	Cypress Woods	
<b>Association Fees</b>	\$396 / Month (Pool,Landscaping,Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	Non gated condo complex called Cypress Woods in south Lompoc, just south of Ocean Ave near close to commercial and retail buildings. Complex consists of modest (2) story attached condominiums mixed with nearby SFR homes and commercial and retail properties. Fee land. "Active" HOA with CC&R's and monthly recurring HOA fees. Close to typical amenities; schools, shopping & services. No boarded up units denoted in the complex. REO & Short Sale activity is minimal in this area in the current market. A overall shortage of inventory remains in this price tier helping to sustain buyer ...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$145,000 High: \$255,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

Non gated condo complex called Cypress Woods in south Lompoc, just south of Ocean Ave near close to commercial and retail buildings. Complex consists of modest (2) story attached condominiums mixed with nearby SFR homes and commercial and retail properties. Fee land. "Active" HOA with CC&R's and monthly recurring HOA fees. Close to typical amenities; schools, shopping & services. No boarded up units denoted in the complex. REO & Short Sale activity is minimal in this area in the current market. A overall shortage of inventory remains in this price tier helping to sustain buyer demand but market has slowed slightly since the peak of sales prices in the 4th quarter of 2018. Sales activity and prices stabilized through 2019. Market prices appear to be on a slight decline and sales values for similar type condos are lower than 2018 highs. Buyer demand remains relatively stable. Market trend is stabilization in property values after long period of expansion and rising prices. Per MLS info - HOA fees include water. Community pool.

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1105 W Cypress Avenue J	1115 Parkside Way	47 Village Circle Drive	8 Village Circle Drive
<b>City, State</b>	Lompoc, CA	Lompoc, CA	Lompoc, CA	Lompoc, CA
<b>Zip Code</b>	93436	93436	93436	93436
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.42 <sup>1</sup>	0.15 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$199,000	\$244,900	\$218,000
<b>List Price \$</b>	--	\$199,000	\$229,900	\$218,000
<b>Original List Date</b>		02/17/2020	10/23/2019	11/23/2019
<b>DOM · Cumulative DOM</b>	-- · --	6 · 7	124 · 124	91 · 93
<b>Age (# of years)</b>	35	36	27	34
<b>Condition</b>	Average	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	REO	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	986	1,327	1,256	1,084
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 1 · 1	3 · 2	2 · 2
<b>Total Room #</b>	4	5	5	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	--	Fixer , Mold Condition	--	--

\* Listing 3 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** Listing Comp #1 is a fair market sale per MLS information. List Comp #1 is an attached condo like the subject in nearby condo complex in Lompoc approx 1.42 miles away from the subject. Two story unit like the subject. List Comp #1 is a (1) year older unit than the subject. The subject is a superior end unit in its building. List Comp #1 has superior bedroom count over the subject. The subject has superior (2) full baths. List Comp #1 has inferior 1.5 bath count. List Comp #1 has superior gross living area values over the subject. List Comp #1 is a "fixer" in need of total renovation per MLS information and has estimated inferior "C5" condition rating to the subject. Views at the subject are superior - List Comp #1 has neighborhood views only. The subject has hill views. The subject is a superior end unit. List Comp #1 has a superior attached garage - the subject has a detached garage. With adjustments, resale values are in estimated to be in range due to List Comp #1 superior GLA values and bedroom count over the subject. Resale values estimated to be in range.
- Listing 2** Listing Comp #2 is REO sale per MLS information. Comp was used due to extreme scarce comp factors. List Comp #2 is a attached condo like the subject in a nearby condo complex approx 0.15 miles away from the subject. Two story unit like the subject. List Comp #2 is a (8) year newer unit than the subject. Superior bedroom count over the subject - both units have (2) baths. Superior gross living area values over the subject. The subject has estimated similar "C4" condition rating (average) to List Comp #2. List Comp #2 has "C4" condition rating per its MLS profile photos. The subject is a superior end unit. Location values are similar. Views are similar - neighborhood and hill views. List Comp #2 has a inferior attached single car garage per MLS info. - the subject has a superior detached (2) car garage. With adjustments, List Comp #2 has estimated superior fair market resale value over the subject due to List Comp #2 newer age of construction, superior bedroom count and for its superior GLA values over the subject..
- Listing 3** Listing Comp #3 is a standard sale per MLS information. List Comp #3 is a attached condo like the subject in a nearby condo complex in Lompoc, approx 0.22 miles away from the subject. Two story unit like the subject. List Comp #3 is a (1) year newer unit than the subject. Same bedroom and bathroom count as the subject. Superior gross living area values over the subject. Both condos are speculated to have similar "C4" condition ratings (average) with estimated edge to List Comp #3. Location values are similar. The subject has a superior end unit. Views are similar - neighborhood and hill views. List Comp #3 has a superior attached (2) car garage per MLS info. - the subject has a inferior detached garage. With adjustments, Listing Comp #3 has estimated superior resale overall resale value due to its superior attached garage amenity and for its superior GLA values. List Comp #3 is estimated to be superior. Best LIST comp.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1105 W Cypress Avenue J	1109 W Cypress Ave Apt F	1317 W Cypress Ave Apt A7	1213 W Cypress Ave Apt I
<b>City, State</b>	Lompoc, CA	Lompoc, CA	Lompoc, CA	Lompoc, CA
<b>Zip Code</b>	93436	93436	93436	93436
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.01 <sup>1</sup>	0.15 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$192,900	\$159,900	\$180,000
<b>List Price \$</b>	--	\$187,900	\$159,900	\$180,000
<b>Sale Price \$</b>	--	\$185,000	\$160,000	\$175,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/23/2019	06/28/2019	05/06/2019
<b>DOM · Cumulative DOM</b>	-- · --	68 · 107	15 · 45	48 · 52
<b>Age (# of years)</b>	35	35	40	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	986	987	700	972
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	1 · 1	2 · 2
<b>Total Room #</b>	4	4	3	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Detached 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>	--	--	--	--
<b>Lot Size</b>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	--	Some Updating	Some Updating , Corner Unit	--
<b>Net Adjustment</b>	--	+\$4,950	+\$29,800	+\$2,200
<b>Adjusted Price</b>	--	\$189,950	\$189,800	\$177,200

\* 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** Sold Comp #1 was a fair market sale. Sold Comp #1 is a attached condo like the subject is same condo complex Cypress Woods approx 0.01 miles from the subject. Sold Comp #1 is model match (2) story unit in the 1109 building which is directly across from the subjects building. Sold Comp #1 has the same age of construction as the subject - both condos were built in 1985. Same bedroom and bath count as the subject. Similar gross living area values as the subject (-\$50 adj.) Both condos have estimated similar "C4" condition ratings, with estimated edge to Sold Comp #1 as MLS info indicates it has had some updating (-\$5,000 adj.). Location values in the complex are similar. The subject is a superior end unit (+\$5,000 adj.) Views are superior at the subject (+\$5,000 adj.) - Sold Comp #1 has neighborhood views only. The subject has good hill views from its second floor balcony looking south. Both units have a detached (2) car garage per MLS info. With adjustments, the subject has a estimated upward adjustment of \$4,950 over Sold Comp #1 due to its superior end unit and superior view amenity. Subjects adjusted value: \$189,950. Sold Comp #1 had conventional loan financing per MLS info with no reported credits or concessions. Per MLS info for Sold Comp #1 - This condo has been freshly painted, new carpet and pad installed this month and all new flooring in the downstairs. The whirlpool stainless appliances are all brand new in the kitchen. There is a half bath downstairs and a full bath upstairs. This home comes complete with a full bathroom upstairs. Completely plumbed for a washer and dryer. There are balconies off of both bedrooms and a patio off of the living room slider. Best SOLD comp as model match units in same complex.
- Sold 2** Sold Comp #2 was a standard sale per MLS info. Sold Comp #2 is a attached condo like the subject is same condo complex Cypress Woods approx 0.15 miles from the subject. Sold Comp #2 is a two level unit like the subject with similar quality of construction. Sold Comp #2 is a (5) year older unit but has had some updating at its interior per MLS info (-\$5,000 adj. Sold Comp #2 is a (5) year older unit (+\$2,500 adj.) Inferior bedroom and bath count to the subject (+\$8,000 adj.) Inferior gross living area values to the subject (+\$14,300 adj.) Both condos have estimated similar "C4" condition ratings. Location values in the complex are similar - both Sold Comp #2 and the subject are end units. Views are superior at the subject - Sold Comp #2 has neighborhood views only (+\$5,000 adj.) Sold Comp #2 has a single attached garage - the subject has a superior (2) car garage (+\$5,000 adj.) With adjustments, the subject has a estimated upward adjustment of \$29,800 over Sold Comp #2. Subjects adjusted value: \$189,800. Sold Comp #2 had conventional loan financing per MLS info with no reported credits or concessions.
- Sold 3** Sold Comp #3 is a standard sale per MLS information. Sold Comp #3 is a attached condo like the subject in same condo complex Cypress Woods, approx 0.07 miles away from the subject. Two story unit like the subject. Sold Comp #3 is a (3) year older unit than the subject but has had some updating at its interior. The subject is a (3) year newer unit (+\$1,500 adj.) Same bedroom and bathroom count as the subject. Similar gross living area values to the subject GLA values are extremely close (+\$700 adj.) Both condos have estimated similar "C4" condition ratings. Sold Comp #3 has estimated superior overall condition per its MLS profile info (-\$5,000 adj.) The subject has a superior end unit in complex (+\$5,000 adj.) Views are estimated to be similar - both units have hill and neighborhood views. Both units have a detached garage per MLS info. With adjustments, the subject has a estimated upward adjustment of \$2,200 over Sold Comp #3. Subjects adjusted value: \$177,200. Sold Comp #3 has estimated similar fair market resale value to the subject with adjustments.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No MLS history found in the CRMLS database					
<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>	\$195,000	\$195,000
<b>Sales Price</b>	\$185,000	\$185,000
<b>30 Day Price</b>	\$179,000	--

### Comments Regarding Pricing Strategy

I initially went back (6) months, out in distance (1) mile and LIST & SOLD comps that match the subjects profile & estimated value range are extremely scarce in Lompoc. There are only a few active & sold comp that match the subjects profile in its general neighborhood. Listing comps are extremely scarce - one REO listing comp had to be utilized due to extreme scarce list comp factors. With relaxing the year of construction threshold variance, condition variance threshold, date sold variance, GLA size variance and distance radius variance beyond (1) mile of the search criteria I was able to find comps which I could use to complete the report. Within (2) miles & back (12) months for SOLD comps, I found sufficient listing & sold comps of which I could use due to scarce comp factors. Comps used in the report are the best possible currently available comps within (10) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and comps. Sold & List Comps that match the subjects "C4" condition are scarce. (1) LIST comp with different condition ratings had to be utilized due to scarce comp factors. The subject is a two story, traditional styled attached condominium. The subjects curb appeal and exterior condition is equal to most surrounding units in its immediate complex. Good end unit location and good hill views at the subject off its balcony looking south. Prices had been on a upward trend in this area since 2016, but list price escalation subsided in the 4th quarter of 2018, market stabilized in price and property values went on a slight downward trend in 2019. Sales prices have declined slightly from 2018 highs, but buyer demand has remained relatively stable in Lompoc in the subjects price tier. Marketing time appear to be on a slight rise. List price reductions becoming more commonplace as market stabilizes in price after long period of expansion and rising home values. Agent sees no resale problem at the subject if the list price is set within the bracketed and adjusted prices of comps used in this report. The subjects current fair market value, with adjustments, is estimated to be in line with Sold Comp #1 as model match units in same complex. Estimated tax record value per Realist.com tax websites Corelogic software algorithm - RealAVM™ (1): \$197,000. Confidence Score (2): 66. RealAVM™ Range: \$171,390 - \$222,610. Forecast Standard Deviation (3): 13. Value as of: 02/15/2020. (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. Courtesy of Chris Workmon - California Assoc. of Realtors (DRE# 01317218) Report generated on 02/22/2020.

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

**Notes**



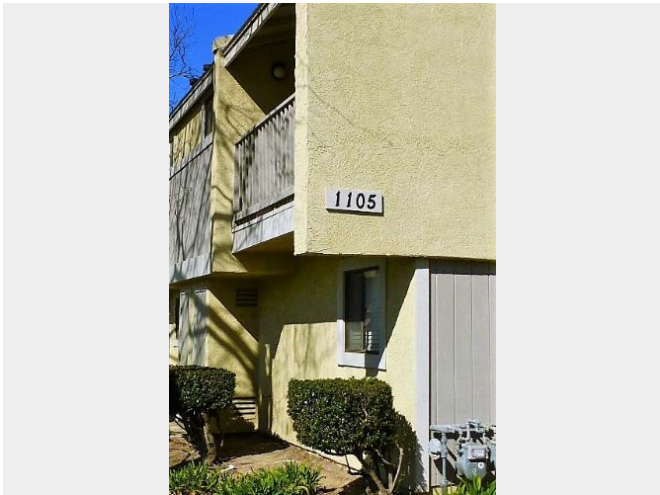
## Subject Photos



Front



Address Verification



Address Verification



Side



Back



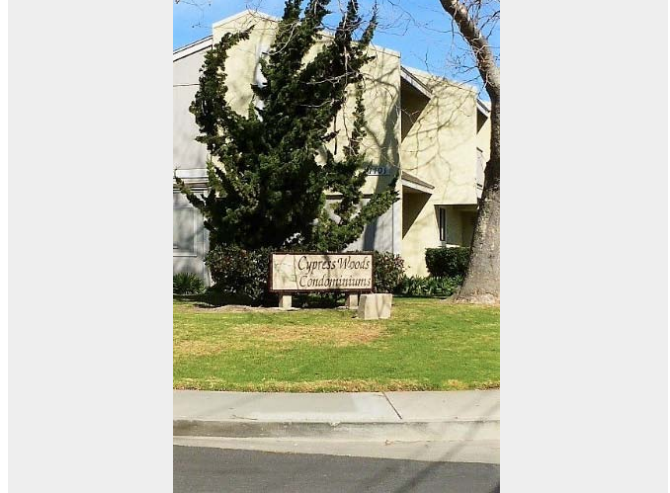
Street



## Subject Photos



Street



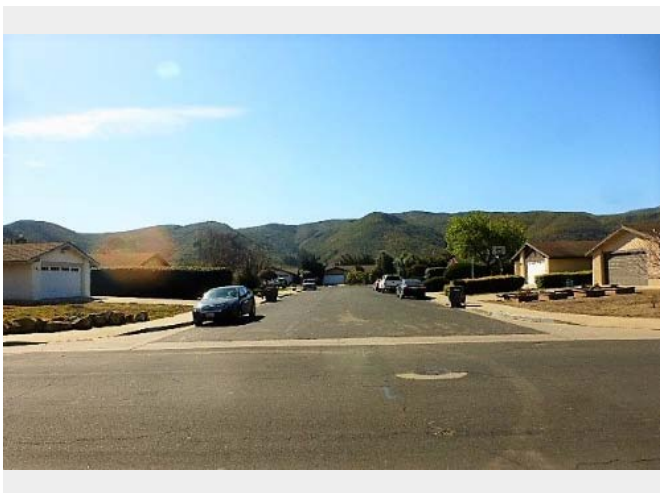
Other



Other



Other



Other



Other



## Subject Photos



Other



Other



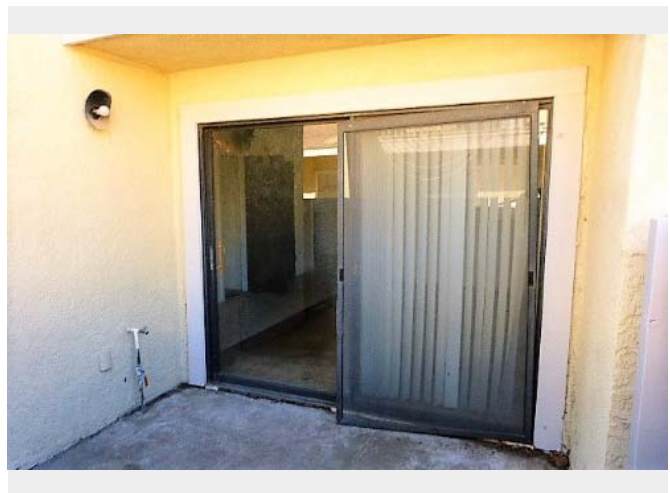
Other



Other



Other



Other

# DRIVE-BY BPO

by ClearCapital

1105 W Cypress Ave Apt J  
Lompoc, CA 93436

40100  
Loan Number

\$185,000  
As-Is Value

## Subject Photos



Other



Other

## Listing Photos

**L1** 1115 Parkside Way  
Lompoc, CA 93436



Front

**L2** 47 Village Circle Drive  
Lompoc, CA 93436



Front

**L3** 8 Village Circle Drive  
Lompoc, CA 93436



Front



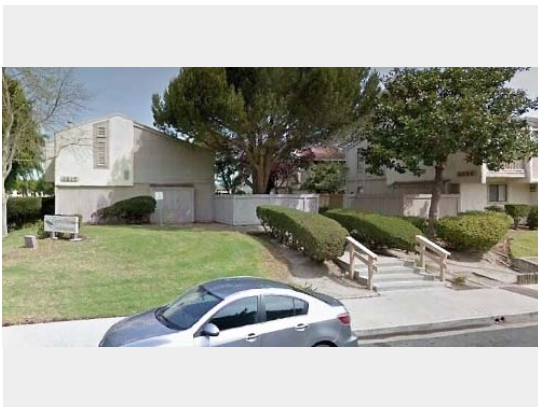
## Sales Photos

**S1** 1109 W Cypress Ave APT F  
Lompoc, CA 93436



Front

**S2** 1317 W Cypress Ave APT A7  
Lompoc, CA 93436



Front

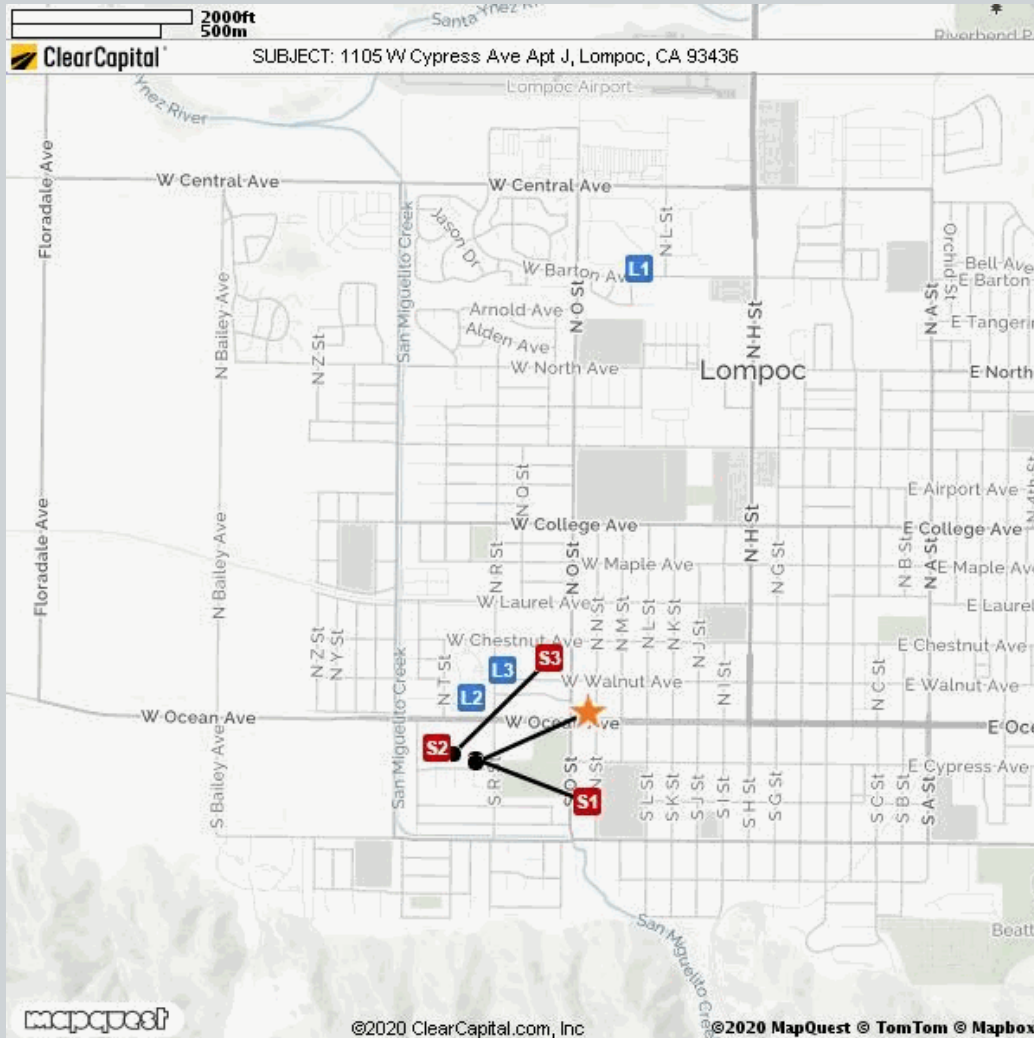
**S3** 1213 W Cypress Ave APT I  
Lompoc, CA 93436



Front

## ClearMaps Addendum

**Address** ★ 1105 W Cypress Avenue J, Lompoc, CA 93436  
**Loan Number** 40100      **Suggested List** \$195,000      **Suggested Repaired** \$195,000      **Sale** \$185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1105 W Cypress Ave Apt J, Lompoc, CA	--	Parcel Match
L1 Listing 1	1115 Parkside Way, Lompoc, CA	1.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	47 Village Circle Drive, Lompoc, CA	0.15 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8 Village Circle Drive, Lompoc, CA	0.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1109 W Cypress Ave Apt F, Lompoc, CA	0.01 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1317 W Cypress Ave Apt A7, Lompoc, CA	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1213 W Cypress Ave Apt I, Lompoc, CA	0.07 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>	Christian Stuart Workmon	<b>Company/Brokerage</b>	Coldwell Banker Residential Brokerage
<b>License No</b>	01317218	<b>Address</b>	727 South Halcyon Road #11 Arroyo Grande CA 93420
<b>License Expiration</b>	08/15/2021	<b>License State</b>	CA
<b>Phone</b>	7604048735	<b>Email</b>	chrisworkmon@gmail.com
<b>Broker Distance to Subject</b>	33.10 miles	<b>Date Signed</b>	02/24/2020

*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.*

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**Unless otherwise specifically agreed to in writing:**

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