

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	1509 Monica Court, Santa Maria, CALIFORNIA 93454	Order ID	6667641	Property ID	28226083
Inspection Date	03/21/2020	Date of Report	03/22/2020		
Loan Number	40518	APN	128-055-042		
Borrower Name	CRE	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	CS_3.19.20_3.18.20Purchase_BPOs	Tracking ID 1	CS_3.19.20_3.18.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Robert Robledo	Condition Comments	
R. E. Taxes	\$3,818	<p>The subject is a newer Ranch styled, single story SFR home on a end of cul de sac lot in non gated neighborhood of homes, north of East Main Street near Marian Medical Center. Quality of construction is Q4 rating. Condition rating is estimated to be "C4" - average for the neighborhood. No items noted for repair. All visible exterior opponents appear to be in "good" and serviceable condition. Age, architectural style, quality of construction and size of homes is diverse in the subjects neighborhood - the subject conforms to the surrounding homes in its neighborhood. Attached (3) car garage. Neighborhood views only.</p>	
Assessed Value	\$325,647		
Zoning Classification	SFR		
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	
Local Economy	Stable	<p>The subject is located in a non gated residential neighborhood of homes in northeast Santa Maria southeast of Tunnell Park and west of Sierra Vista Park and southwest of Pioneer valley High School. The subjects neighborhood is east of the 101 Freeway, north of Main Street and south of Donovan Road. Neighborhood consists of older single story and (2) story detached SFR homes. Fee simple land ownership, not a leasehold. No HOA. Within a few miles to typical amenities; schools, shopping & services and within 1 mile from Marian Regional Medical Center. No boarded up homes denoted i...</p>	
Sales Prices in this Neighborhood	Low: \$377,000 High: \$498,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a non gated residential neighborhood of homes in northeast Santa Maria southeast of Tunnell Park and west of Sierra Vista Park and southwest of Pioneer valley High School. The subjects neighborhood is east of the 101 Freeway, north of Main Street and south of Donovan Road. Neighborhood consists of older single story and (2) story detached SFR homes. Fee simple land ownership, not a leasehold. No HOA. Within a few miles to typical amenities; schools, shopping & services and within 1 mile from Marian Regional Medical Center. No boarded up homes denoted in the neighborhood. REO & Short Sale activity is relatively minimal in this area in the current market. A overall shortage of housing inventory remains for newer homes like the subject in North Santa Maria, helping to sustain buyer demand and sales prices, but market has slowed slightly since the peak of sales prices in late 2018 and appreciation has slowed or is neutral with some areas homes selling for less than the peakin sales prices in 4th quarter of 2018. Market trend is slow or neutral appreciation with stabilization of home values as market cools slightly after long period of rising home values and expansion. Market overall in the subjects area has stable buyer demand despite a cooling trend. Sales activity and market remains stable in this type of property in north Santa Maria. Buyer demand is stable in the subjects area of homes with a trend towards stabilizing property values in the general residential market in North Santa Maria. Marketing time remains abbreviated and under (30) days when homes are listed within range of recent sales prices for similar profile properties. Low inventory is helping to sustain sales prices and buyer demand.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1509 Monica Court	506 Pioneer Court	723 Pioneer Drive	1634 E Alvin Avenue
City, State	Santa Maria, CALIFORNIA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93454	93454	93454	93454
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.40 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$519,000	\$499,900
List Price \$	--	\$450,000	\$499,000	\$499,900
Original List Date		03/01/2020	12/13/2019	02/20/2020
DOM · Cumulative DOM	-- · --	12 · 21	99 · 100	3 · 31
Age (# of years)	14	41	38	37
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,902	1,994	1,756	1,749
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 3 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	0.17 acres	0.24 acres	0.24 acres	0.24 acres
Other	End of Cul De Sac lot	Cul de Sac lot	Remodeled	Some Updating , Gated RV Parking Area

* 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.

Current Listings - Cont.

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

- Listing 1** List Comp #1 is a fair market sale per MLS info. List Comp #1 is located close to the subject in the same general neighborhood of SFR homes in northeast Santa Maria, approx. 0.38 miles away from the subject. The subject has similar location value in like kind neighborhood of SFR homes. List Comp #1 is a (1) story, Ranch styled home like the subject with estimated similar quality of construction. Age of construction is older at List Comp #1 - the subject is a (27) year newer home. List Comp #1 has the same bedroom count as the subject. List Comp #1 has superior (2.5) bathroom count, the subject has (2) bathrooms. List Comp #1 has similar GLA values to the subject. List Comp #1 has a superior sized lot over the subject and superior lot and land value over the subject. List Comp #1 has a cul de sac lot like the subject (zero adj.) List Comp #1 has a attached (2) car garage - the subject has a superior attached (3) car garage. The subject has estimated similar "C4" condition rating (average) like List Comp #1 - "average" condition ratings for their respective neighborhoods. Both homes have fenced side and rear yards. Both homes have landscaped yards. View amenity at the subject and List Comp #1 are similar - neighborhood views only. With adjustments, the subject has estimated superior overall fair market resale value over List Comp #1 due to its newer age of construction and superior (3) car garage. Edge to the subject. Best LIST comp.
- Listing 2** List Comp #2 is a fair market sale. List Comp #2 is located in the same general neighborhood of SFR homes in northeast Santa Maria approx. 0.40 of a mile from the subject. List Comp #2 is a (1) story, Ranch home with similar architectural style. Similar quality of construction. Age of construction is older than the subject. List Comp #2 is a (24) year older home but has been recently remodeled and has newer effective age like the subject. List Comp #2 has superior bedroom count. The subject has the same bathroom count (two baths) as List Comp #2. The subject has superior GLA values over List Comp #2. The subject has a inferior sized lot to List Comp #2 and inferior lot and land value to List Comp #2. The subject has a superior end of cul de sac lot. List Comp #2 has a attached (2) car garage - the subject has a superior attached (3) car garage. List Comp #2 has estimated superior "C3" (good) condition rating over the subject per its MLS profile photos as it has been updated and remodeled. Both homes have fenced side and rear yards. Both homes have landscaped yards. View amenities are estimated to be similar - neighborhood views only. With adjustments, the subject has estimated slightly inferior fair market resale value to List Comp #2 due to List Comp #2 remodeled and updated condition and superior lot and land value. The subject is estimated to have inferior fair market resale value to List Comp #2, but values are estimated to be in range.
- Listing 3** List Comp #3 is a fair market sale. List Comp #3 is located in the same general neighborhood of homes in northeast Santa Maria like the subject approx. 0.44 miles away from the subject. List Comp #3 is a (1) story, Ranch styled home like the subject. Estimated superior quality of construction. Age of construction is older - List Comp #3 is a (23) year older home than the subject, but MLS info indicates it has had some updating completed. The subject has the same bedroom and bathroom count as List Comp #3. List Comp #3 has a smaller floor plan than the subject with inferior GLA values to the subject. List Comp #3 has a superior sized lot over the subject and estimated superior lot and land value over the subject. The subject has a superior end of cul de sac lot. The subject has superior lot location value. List Comp #3 is located on and fronts a busy road with moderate traffic flow. The subject has a superior (3) car garage - List Comp #3 has a inferior attached (2) car garage. List Comp #3 has estimated similar "C4" condition rating (average) like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. Both homes have neighborhood views only. With adjustments, List Comp #3 has estimated similar fair market resale value to the subject due to its superior superior parcel value. List Comp #3 is estimated to have similar fair market resale value. List Comp #3 list price is estimated to be overpriced in lieu of competing homes For Sale in the marketplace.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1509 Monica Court	202 Brian Street	1531 Mesa View Lane	1625 Chadwell Drive
City, State	Santa Maria, CALIFORNIA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93454	93454	93454	93454
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.91 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$450,000	\$519,950
List Price \$	--	\$435,000	\$437,900	\$509,950
Sale Price \$	--	\$430,000	\$440,000	\$510,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	10/02/2019	02/10/2020	05/31/2019
DOM · Cumulative DOM	-- · --	107 · 142	82 · 128	35 · 56
Age (# of years)	14	14	15	40
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	1 Story Ranch	1 Story Ranch	1 Story Mediterranean	1 Story Mediterranean
# Units	1	1	1	1
Living Sq. Feet	1,902	1,603	1,943	2,209
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.14 acres	0.23 acres
Other	End of Cul De Sac lot	Inside Corner Lot	Corner Lot , \$4,000 concession	Corner Lot , Remodeled
Net Adjustment	--	+\$27,940	+\$7,040	-\$54,920
Adjusted Price	--	\$457,940	\$447,040	\$455,080

* 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** Sold Comp #1 was a standard sale per MLS profile info. Sold Comp #1 is located in the same immediate neighborhood as the subject in northeast Santa Maria, just around the corner from the subject approx. 0.06 miles away from the subject. (1) story Ranch styled SFR home like the subject. Sold Comp #1 has the same age of construction as the subject - both homes were built in 2006. The subject has the same bedroom and bathroom count as Sold Comp #1. Quality of construction and build is similar to the subject. The subject has superior GLA values over Sold Comp #1 (+\$17,940 adj.) Condition rating of Sold Comp #1 is estimated to be similar "C4" condition rating like the subject. Sold Comp #1 has the a same sized lot as the subject and estimated similar lot and land value. The subject has a superior end of cul de sac lot (+\$5,000 adj.) - Sold Comp #1 is located on a turn on a inside corner lot. Sold Comp #1 has a attached (2) car garage - the subject has a superior attached (3) car garage (+\$5,000 adj.) Both homes have landscaped & fenced yards yards. View amenity at the subject is estimated to be similar to Sold #1 - neighborhood and some hill views. With adjustments, the subject has a estimated \$27,940 upward adjustment over Sold Comp #1. The subject is estimated to have superior fair market resale value over Sold Comp #1 with adjustments between the two properties due to the subjects superior GLA values, superior triple car garage and superior end of cul de sac lot. Subjects adjusted value: \$457,940. Sold Comp #1 had conventional loan financing with no reported credits or concessions.
- Sold 2** Sold Comp #2 was a standard sale per MLS profile info. Sold Comp #2 is located in a the same general area of SFR homes as the subject on the east side of the 101 Fwy near Main Street, approx. 0.91 miles away from the subject. Sold Comp #2 is a single story, Mediterranean styled home. Sold Comp #2 has similar age of construction - (1) year older home than the subject (+\$500 adj.) The subject has the same bedroom & bathroom count as Sold Comp #2. Quality of construction is estimated to be similar to the subject. Sold Comp #2 has a superior tile roof (-\$5,000 adj.) The subject has similar GLA values to Sold #2, with GLA size edge to Sold Comp #2 (-\$2,460 adj.) Condition rating of Sold #2 is estimated to be similar "C4" condition rating like the subject. The subject has a superior sized lot over Sold #2 and superior lot and land value over Sold Comp #2 (+\$9,000 adj.) Sold Comp #2 is located on a corner lot - the subject is located on a end of cul de sac lot (zero adj. - values offset) The subject has a attached (3) car garage. Sold Comp #2 has a inferior attached (2) car garage (+\$5,000 adj.) Both homes have landscaped & fenced yards. View amenities are estimated to be similar - neighborhood views only. With adjustments, the subject has a estimated \$7,040 upward adjustment over Sold Comp #2. The subject is estimated to have similar resale value to Sold Comp #2 with adjustments. Subjects adjusted value: \$447,040. Sold Comp #2 had conventional loan financing with a reported \$4,000 concession to buyer per MLS information. Sold Comp #2 is estimated to be slightly superior over the subject. Best SOLD comp with adjustments.
- Sold 3** Sold Comp #3 was a standard sale per MLS profile info. Sold Comp #3 is located in the same general area as the subject in northeast Santa Maria within approx 0.28 miles from the subject. Sold Comp #3 is a remodeled corner lot home in Pioneer Village subdivision. Remodeled per MLS info with vaulted ceilings. Sold Comp #3 has similar location value. Sold Comp #3 is a single story Mediterranean styled home. Sold Comp #3 has older age of construction - (26) year older home than the subject (+\$13,000 adj.) The subject has the same bathroom count as Sold Comp #3. Sold Comp #3 has superior (2.5) bath count - the subject has inferior (2) full baths (-\$1,500 adj.) Quality of construction is estimated to be similar to the subject. Sold Comp #3 has a superior tile roof (-\$5,000 adj.) Sold Comp #3 has superior GLA values over the subject (-\$18,420 adj.) Condition rating of Sold #3 is estimated to be superior "C3"condition rating over the subject, with edge to Sold Comp #3 per its MLS photos as it has been remodeled and updated (-\$25,000 adj.) Sold Comp #3 has a superior sized lot over the subject and superior lot and land value (-\$18,000 adj.) Both homes have a attached (3) car garage. Both homes have landscaped & fenced yards yards. View amenities are estimated to be similar - neighborhood views. Sold Comp #3 is located on a corner lot - the subject is located on a end of cul de sac lot (zero adj. - values offset) With adjustments, the subject has a estimated \$54,920 downward adjustment to Sold Comp #3. The subject is estimated to have inferior resale value to Sold Comp #3 with adjustments, with edge to Sold Comp #3 for its superior sized parcel, superior bath count, superior GLA values and for its superior remodeled "C3"condition. Subjects adjusted value: \$455,080. Sold Comp #3 had FHA loan financing with a \$10,000 seller concession per MLS information.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No MLS history found the CRMLS database. Per Zillow - Pre-foreclosure / auction. Foreclosure Estimate: \$449,263.					
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	\$469,900	\$469,900
Sales Price	\$455,000	\$455,000
30 Day Price	\$450,000	--

Comments Regarding Pricing Strategy

I initially went back (6) months for SOLD comps, out in distance (1) mile in my comp search and LIST & SOLD comps that match the subjects profile & estimated value range are scarce in this part of northeast Santa Maria. Sold comps that have closed in the past 3 months are not available due to scarce comp factors. With relaxing the date sold variance up to (12) months, lot size variance and the GLA value variance thresholds of the search criteria I was able to find comps which I could use to complete the report. Within (1) mile & back (12) months, 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 (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and comps. The subject is a single story, Ranch styled SFR home on a end of cul de sac lot. The subjects curb appeal and exterior condition is equal (average) to most surrounding homes in its neighborhood. The subjects parcel size is the standard parcel size for its neighborhood. Prices had been on an upward trend in this area since 2016, but list price escalation subsided in the 4th quarter of 2018, market stabilized in price in 2019 and home values now appear to be in a stabilizing trend with neutral or only slight appreciation. Market trend appears to be stabilization in home prices with neutral appreciation after long period of expansion and rising home prices. Buyer activity remains relatively stable with abbreviated marketing time when list prices are set close to actual market value. 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 is estimated to be in line with Sold Comp #2. Due to the Corona virus dilemma facing California, the resale market is in flux and it is speculated the market activity will slow with a negative effect on home values if the dilemma is long term. Estimated tax record value per Realist.com tax websites Corelogic software algorithm - RealAVM™ (1): \$447,100. Confidence Score (2): 76. RealAVM™ Range: \$415,803 - \$478,397. Forecast Standard Deviation (3): 7. Value as of: 03/09/2020. (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, Realtor - California Assoc. of Realtors (DRE# 01317218) Report generated on 03/21/2020.

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 0.91 miles and the sold comps
Notes closed within the last 10 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



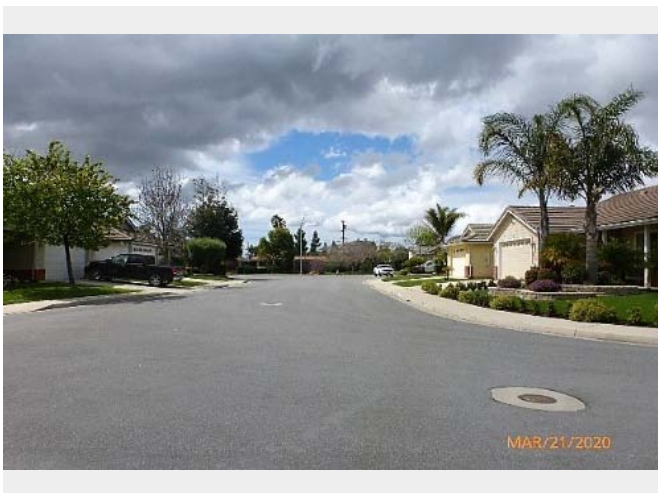
Address Verification



Side



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 506 Pioneer Court
Santa Maria, CA 93454



Front

L2 723 Pioneer Drive
Santa Maria, CA 93454



Front

L3 1634 E Alvin Avenue
Santa Maria, CA 93454



Front

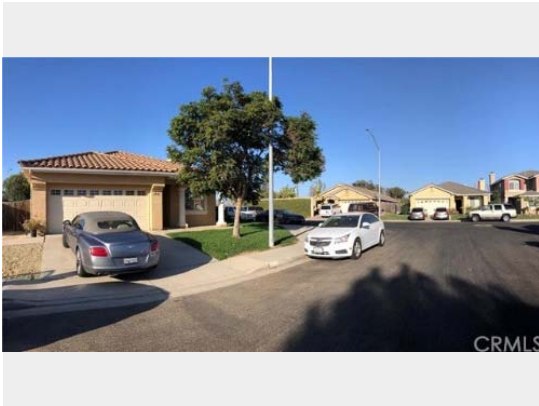
Sales Photos

S1 202 Brian Street
Santa Maria, CA 93454



Front

S2 1531 Mesa View Lane
Santa Maria, CA 93454



Front

S3 1625 Chadwell Drive
Santa Maria, CA 93454



Front

ClearMaps Addendum

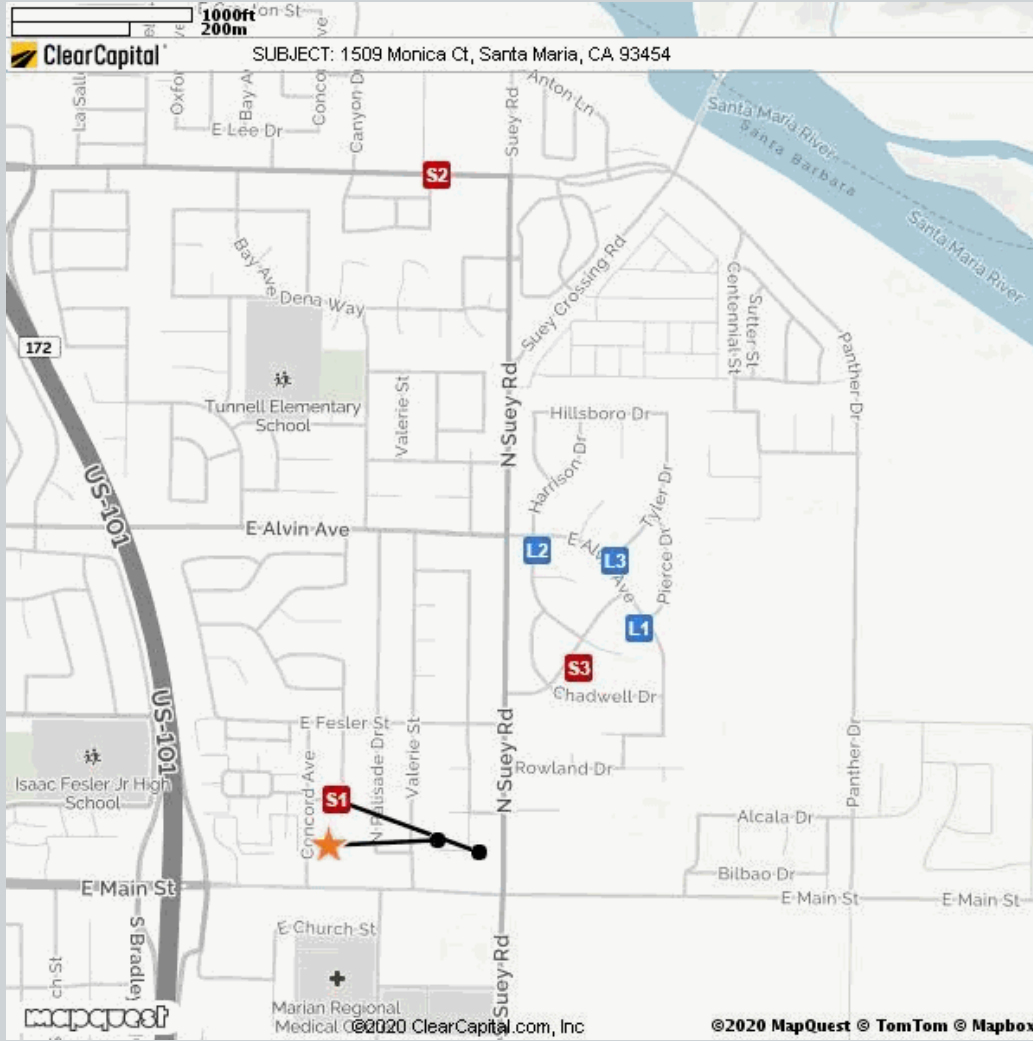
Address ★ 1509 Monica Court, Santa Maria, CALIFORNIA 93454

Loan Number 40518

Suggested List \$469,900

Suggested Repaired \$469,900

Sale \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1509 Monica Ct, Santa Maria, CA	--	Parcel Match
L1 Listing 1	506 Pioneer Court, Santa Maria, CA	0.38 Miles ¹	Parcel Match
L2 Listing 2	723 Pioneer Drive, Santa Maria, CA	0.40 Miles ¹	Parcel Match
L3 Listing 3	1634 E Alvin Avenue, Santa Maria, CA	0.44 Miles ¹	Parcel Match
S1 Sold 1	202 Brian Street, Santa Maria, CA	0.06 Miles ¹	Parcel Match
S2 Sold 2	1531 Mesa View Lane, Santa Maria, CA	0.91 Miles ¹	Parcel Match
S3 Sold 3	1625 Chadwell Drive, Santa Maria, CA	0.28 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	Christian Stuart Workmon	Company/Brokerage	Coldwell Banker Realty
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2021	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	14.67 miles	Date Signed	03/21/2020

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.