

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>	30570 N Alice Court, Athol, IDAHO 83801	<b>Order ID</b>	6667641	<b>Property ID</b>	28226089
<b>Inspection Date</b>	03/22/2020	<b>Date of Report</b>	03/22/2020		
<b>Loan Number</b>	40520	<b>APN</b>	A66600030170		
<b>Borrower Name</b>	CRE	<b>County</b>	Kootenai		

**Tracking IDs**

<b>Order Tracking ID</b>	CS_3.19.20 _3.18.20Purchase_BPOs	<b>Tracking ID 1</b>	CS_3.19.20 _3.18.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Meadows Cheri L	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,203		Looks average for area and age
<b>Assessed Value</b>	\$178,182		
<b>Zoning Classification</b>	res		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		older area in a very small town of Athol. Average for the area
<b>Sales Prices in this Neighborhood</b>	Low: \$240,000 High: \$330,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	30570 N Alice Court	6890 W Legacy Dr	6805 W Silverado St	7269 W Lund St
City, State	Athol, IDAHO	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID
Zip Code	83801	83858	83858	83858
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	11.58 <sup>1</sup>	12.33 <sup>1</sup>	12.62 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$320,000	\$324,800
List Price \$	--	\$265,000	\$320,000	\$324,800
Original List Date		02/19/2020	03/04/2020	03/16/2020
DOM · Cumulative DOM	-- · --	30 · 32	18 · 18	4 · 6
Age (# of years)	24	22	24	26
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 ; Power Lines	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
Style/Design	1.5 Stories Split entry	1.5 Stories Split entry	1.5 Stories Split entry	1.5 Stories Split entry
# Units	1	1	1	1
Living Sq. Feet	884	884	914	998
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
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)	100%	100%	100%	100%
Basement Sq. Ft.	816	872	888	996
Pool/Spa	--	--	--	--
Lot Size	.54 acres	.15 acres	.26 acres	.23 acres
Other	0	0	0	0

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

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

**Listing 1** ADJ 4th bed -5000 lot size +7800 location better -10000 Basement has 2 bed 1 bath more

**Listing 2** ADJ 4th bed -5000 lot size +5600 location better -10000 Basement has 2 bed 1 bath more

**Listing 3** ADJ 4th bed -5000 lot size +6200 location better -10000 Basement has 2 bed 1 bath more

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	30570 N Alice Court	7524 W Crenshaw St	16395 Westwood Dr	8358 W Nebraska St
City, State	Athol, IDAHO	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID
Zip Code	83801	83858	83858	83858
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	12.60 <sup>1</sup>	11.58 <sup>1</sup>	13.24 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$260,000	\$290,000
List Price \$	--	\$262,000	\$260,000	\$290,000
Sale Price \$	--	\$265,000	\$266,000	\$285,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	01/10/2020	11/25/2019	11/25/2019
DOM · Cumulative DOM	-- · --	163 · 163	56 · 56	51 · 51
Age (# of years)	24	28	27	24
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 ; Power Lines	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Split entry	1.5 Stories Split entry	1.5 Stories Split entry	1.5 Stories Split entry
# Units	1	1	1	1
Living Sq. Feet	884	838	1,222	869
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
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)	100%	100%	100%	100%
Basement Sq. Ft.	816	780	1,200	820
Pool/Spa	--	--	--	--
Lot Size	.54 acres	.22 acres	.35 acres	.24 acres
Other	0	--	--	--
Net Adjustment	--	-\$5,400	-\$11,200	-\$9,000
Adjusted Price	--	\$259,600	\$254,800	\$276,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** ADJ lot size +6400 location better -10,000 Basement has 1 bed 1 bath more

**Sold 2** ADJ 4th bed -5000 Lot size +3800 location better -10,000 Basement has 2 bed 1 bath more

**Sold 3** ADJ 4th bed -5000 Lot size +6000 location better -10,000 Basement has 2 bed 1 bath more

## 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 in the past 10 years				
<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>	\$260,000	\$260,000
<b>Sales Price</b>	\$259,000	\$259,000
<b>30 Day Price</b>	\$258,000	--
<b>Comments Regarding Pricing Strategy</b>		
Inside condition could ADJ value. Lack of comps in this small town. It was necessary to expand search to find comps.		

## Clear Capital Quality Assurance Comments Addendum

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



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 6890 W Legacy Dr  
Rathdrum, ID 83858



Front

**L2** 6805 W SILVERADO ST  
Rathdrum, ID 83858



Front

**L3** 7269 W LUND ST  
Rathdrum, ID 83858



Front

## Sales Photos

**S1** 7524 W Crenshaw St  
Rathdrum, ID 83858



Front

**S2** 16395 Westwood Dr  
Rathdrum, ID 83858



Front

**S3** 8358 W Nebraska St  
Rathdrum, ID 83858



Front

## ClearMaps Addendum

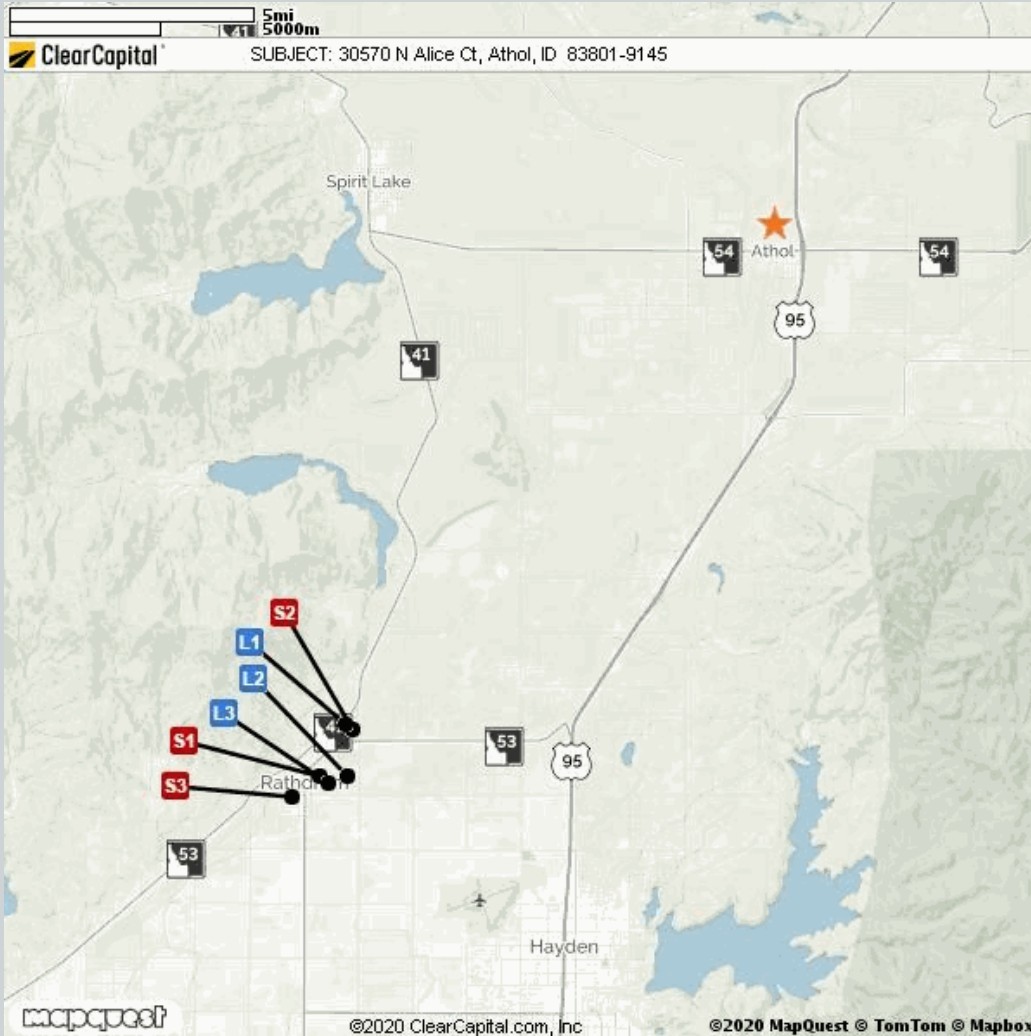
**Address** ★ 30570 N Alice Court, Athol, IDAHO 83801

**Loan Number** 40520

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30570 N Alice Ct, Athol, ID	--	Parcel Match
L1 Listing 1	6890 W Legacy Dr, Rathdrum, ID	11.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6805 W Silverado St, Rathdrum, ID	12.33 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7269 W Lund St, Rathdrum, ID	12.62 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7524 W Crenshaw St, Rathdrum, ID	12.60 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	16395 Westwood Dr, Rathdrum, ID	11.58 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8358 W Nebraska St, Rathdrum, ID	13.24 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>	Kristen Red Vozza	<b>Company/Brokerage</b>	Kelly Right /Real Estate By RED Inc.
<b>License No</b>	SP27606	<b>Address</b>	1212 W Dolan Rd Rathrum ID 83858
<b>License Expiration</b>	04/30/2021	<b>License State</b>	ID
<b>Phone</b>	2088182369	<b>Email</b>	realestatebyred208@gmail.com
<b>Broker Distance to Subject</b>	8.69 miles	<b>Date Signed</b>	03/22/2020

*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

**Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.**

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

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