

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	6415 Darby Way, Spring, TX 77389	Order ID	6942214	Property ID	29115873
Inspection Date	11/17/2020	Date of Report	11/17/2020		
Loan Number	40726	APN	100-470-000-0013		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs

Order Tracking ID	1116BPO_Update	Tracking ID 1	1116BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments	
R. E. Taxes	\$4,794	<p>The house is very beautiful, the house seems to be intact and well maintained. It was recently sold I don't see any noticeable changes in its appearance from the pictures online. The house is on a private street, in between the point of the culd-de- sac and the Main Street.</p>	
Assessed Value	\$172,515		
Zoning Classification	NEIGHBORHOOD		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(The house had no cameras but a lockbox)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Chaparral Management 281-537-0957		
Association Fees	\$385 / Year (Other: Not Listed)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>Houses are all extremely diverse as far as age, lot configuration, amenities on their lots (gates, drive way's, pools, yard gardening, etc.) These all contribute to the difference in value of each home. Houses are selling relatively fast.</p>	
Sales Prices in this Neighborhood	Low: \$205,000 High: \$620,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6415 Darby Way	6227 Hickorycrest Drive	24107 Norchester Way	6518 Glenhill Drive
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77389	77389	77389	77389
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.62 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$315,000	\$299,000
List Price \$	--	\$285,000	\$299,000	\$299,000
Original List Date		10/16/2020	05/21/2020	11/05/2020
DOM · Cumulative DOM	-- · --	16 · 32	180 · 180	12 · 12
Age (# of years)	51	48	48	48
Condition	Good	Good	Good	Fair
Sales Type	--	REO	REO	REO
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,484	2,664	2,684	2,502
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	10	9	9	11
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	0.31 acres	0.29 acres	0.33 acres
Other	--	--	--	--

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

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

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

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

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

Listing 1 Superior because the home is obviously updated to today's buyers' style and taste. In addition, the upgrades look relatively new and tasteful. The home is younger and bigger sqft wise.

Listing 2 Superior, Bigger, 1 more bathroom and younger. The updates are slightly similar, but the house was poorly marketed (the pictures also allow a visible disadvantage).

Listing 3 Inferior, not upgraded at all yet has a good floor plan. The house is smaller, has less curb appeal and lacks about 3,000 amount of lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6415 Darby Way	6402 Darby Way	6015 Allentown Drive	6303 Knollview Drive
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77389	77389	77389	77389
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.50 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,500	\$269,000	\$260,000
List Price \$	--	\$229,500	\$263,000	\$260,000
Sale Price \$	--	\$215,000	\$263,000	\$260,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	10/23/2020	10/15/2020	10/08/2020
DOM · Cumulative DOM	-- · --	7 · 62	66 · 145	1 · 14
Age (# of years)	51	51	51	43
Condition	Good	Fair	Fair	Good
Sales Type	--	REO	REO	REO
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,484	2,869	2,264	2,185
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	10	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	0.40 acres	0.36 acres	0.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$50,000	+\$10,000	-\$5,000
Adjusted Price	--	\$265,000	\$273,000	\$255,000

* 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.

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

Sold 1 Inferior, There are no updates in this home, however it is on the same street and similar in size over all.

Sold 2 Inferior, The house is smaller and less dynamic updates have been put into the property.

Sold 3 Superior, The more has excellent touches of details that show its quality of remodel, it offer a bit more of curb appeal and looks extremely clean. The subject property is 300 sqft bigger.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 2

of Sales in Previous 12 Months 1

Listing History Comments

The subject property was on and off the market, its obviously an upgraded home (like most in the neighborhood) I assume the price they were looking for wasn't met at that 274,000 or the original list price.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/15/2020	\$185,000	05/10/2020	\$170,000	Sold	05/10/2020	\$170,000	MLS
07/10/2020	\$300,000	09/11/2020	\$284,900	Expired	09/11/2020	\$284,900	MLS
11/02/2020	\$274,900	11/12/2020	\$274,900	Expired	11/12/2020	\$274,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$270,000
Sales Price	\$260,000	\$265,000
30 Day Price	\$250,000	--

Comments Regarding Pricing Strategy

The neighborhood itself is filled with buyers that are house hunting and sellers that have upgraded the houses as-well. Since the house hasn't sold at 275,000 I just suggest you consider the sold #3 price approach and get it off the market.

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes 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.

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 6227 Hickorycrest Drive
Spring, TX 77389



Front

L2 24107 Norchester Way
Spring, TX 77389



Front

L3 6518 Glenhill Drive
Spring, TX 77389



Front

Sales Photos

S1 6402 Darby Way
Spring, TX 77389



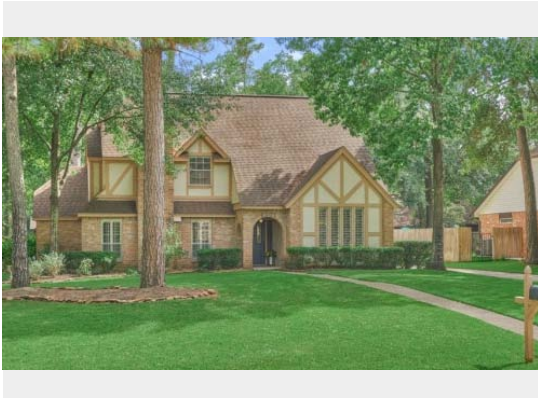
Front

S2 6015 Allentown Drive
Spring, TX 77389



Front

S3 6303 Knollview Drive
Spring, TX 77389



Front

ClearMaps Addendum

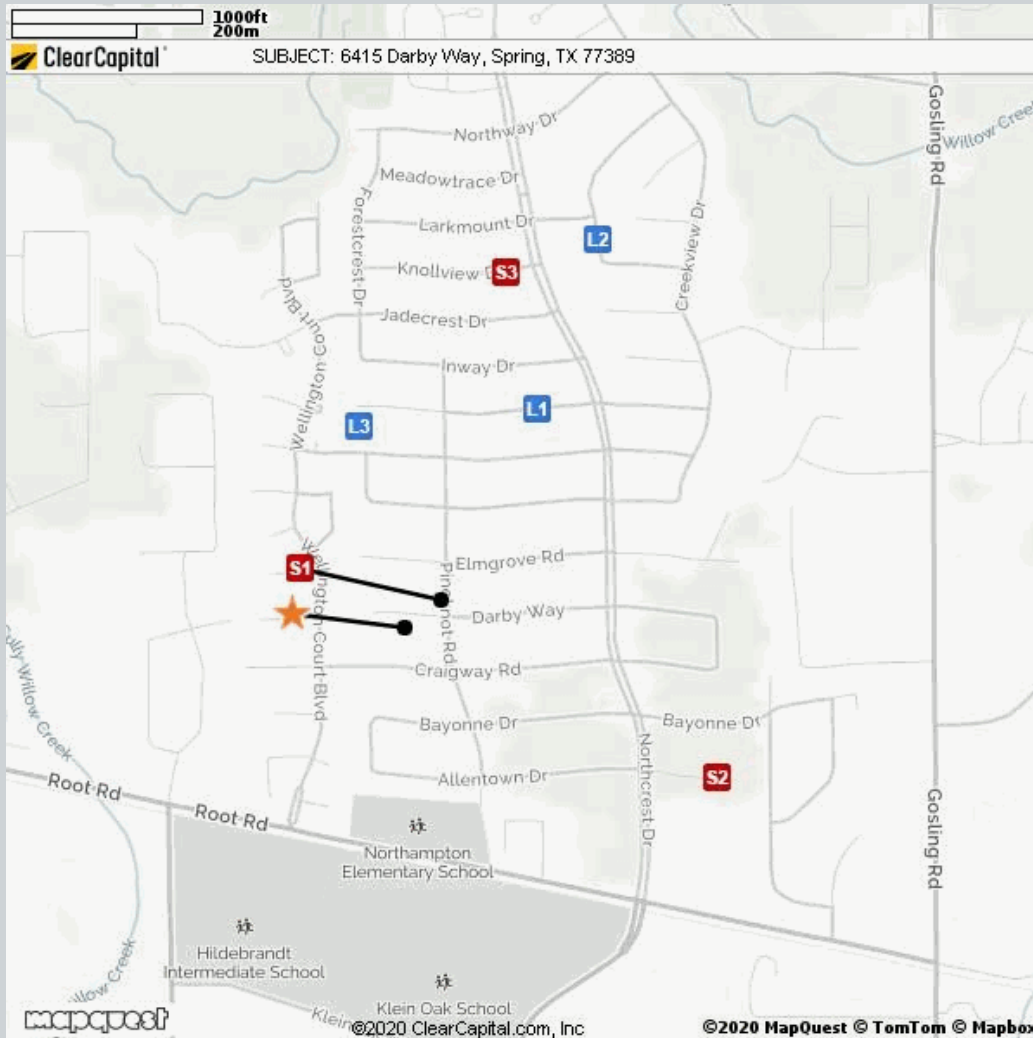
Address ★ 6415 Darby Way, Spring, TX 77389

Loan Number 40726

Suggested List \$260,000

Suggested Repaired \$270,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6415 Darby Way, Spring, TX 77389	--	Parcel Match
L1 Listing 1	6227 Hickorycrest Drive, Spring, TX 77389	0.35 Miles ¹	Parcel Match
L2 Listing 2	24107 Norchester Way, Spring, TX 77389	0.62 Miles ¹	Parcel Match
L3 Listing 3	6518 Glenhill Drive, Spring, TX 77389	0.29 Miles ¹	Parcel Match
S1 Sold 1	6402 Darby Way, Spring, TX 77389	0.07 Miles ¹	Parcel Match
S2 Sold 2	6015 Allentown Drive, Spring, TX 77389	0.50 Miles ¹	Parcel Match
S3 Sold 3	6303 Knollview Drive, Spring, TX 77389	0.52 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Isley Maglalang	Company/Brokerage	Doug Erdy Group
License No	698197	Address	12330 N Gessner Rd Apt 1314 Houston TX 77064
License Expiration	12/31/2021	License State	TX
Phone	2812032122	Email	isleytherealtor@gmail.com
Broker Distance to Subject	10.70 miles	Date Signed	11/17/2020

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

Unless otherwise specifically agreed to in writing:

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