

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>	7013 Marilyn Lane, Fort Worth, TX 76180	<b>Order ID</b>	6763183	<b>Property ID</b>	28524911
<b>Inspection Date</b>	07/09/2020	<b>Date of Report</b>	07/09/2020		
<b>Loan Number</b>	41160	<b>APN</b>	02788896		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tarrant		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200708_BPOs	<b>Tracking ID 1</b>	20200708_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Jones, Shirley	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,882	Subject exterior looks to be in average condition with no visual exterior repairs noted.	
<b>Assessed Value</b>	\$159,977		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Door are Locked. Vacancy notices on front door. )			
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject neighborhood has typical access to schools, employment, and municipal services. Subject is in keeping with its surrounding neighbors and consistent with the neighborhood.	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$289,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	7013 Marilyn Lane	4301 Steven Street	4617 Vance Road	4709 Catchin Drive
<b>City, State</b>	Fort Worth, TX	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX
<b>Zip Code</b>	76180	76180	76180	76180
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.68 <sup>1</sup>	0.38 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$222,500	\$254,900	\$225,000
<b>List Price \$</b>	--	\$222,500	\$249,900	\$225,000
<b>Original List Date</b>		05/27/2020	06/06/2020	06/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 43	11 · 33	15 · 29
<b>Age (# of years)</b>	59	64	63	61
<b>Condition</b>	Average	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,503	1,564	1,767	1,872
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 3	3 · 2
<b>Total Room #</b>	7	7	7	7
<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>	0.24 acres	0.32 acres	0.46 acres	0.38 acres
<b>Other</b>	Tax #02788896	MLS#14351680	MLS#14359871	MLS#14362107

\* 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.

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

**Listing 1** Comp is closest to subject in size but superior in condition. Noted as recently updated and move in ready.

**Listing 2** Comp is larger than subject and superior in condition but best comp available. Noted as recently updated and move in ready.

**Listing 3** Comp is larger than subject but best and only comp similar in condition to subject. Noted as clean and maintained with no recent updates or repairs noted in mls.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7013 Marilyn Lane	7212 Deville Drive	6605 Tabor Street	7004 Marilyn Lane
City, State	Fort Worth, TX	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX
Zip Code	76180	76180	76180	76180
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 <sup>1</sup>	0.79 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$178,000	\$215,000
List Price \$	--	\$189,500	\$178,000	\$215,000
Sale Price \$	--	\$182,400	\$183,000	\$215,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	03/20/2020	03/12/2020	02/27/2020
DOM · Cumulative DOM	-- · --	197 · 225	9 · 35	18 · 60
Age (# of years)	59	66	59	60
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 Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,503	1,563	1,586	1,608
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.24 acres	0.4 acres	0.23 acres	0.26 acres
Other	Tax #02788896	MLS#14157960	MLS#14275084	MLS#14230442
Net Adjustment	--	+\$9,500	-\$5,000	-\$17,360
Adjusted Price	--	\$191,900	\$178,000	\$197,640

\* 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** Comp is closest to subject in size and similar in curb appeal. Noted as clean and maintained with some recent updates noted in mls. Adjustments made for Year Build +3,500, Garage +10,000, Lot Size -4,000.l
- Sold 2** Comp is very close in size to subject and similar in other aspects. Noted as clean and maintained with no recent updates or repairs noted in mls. Adjustments made for Seller Cont -5,000.
- Sold 3** Comp is larger than subject and superior in condition but located on the same street and is similar in curb appeal. Noted as recently updated and move in ready. Adjustments made for Condition -10,000, Seller Cont -4,000, SF -3,360.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No evidence was found indicating that this property was ever sold. According to MLS there is no previous Sales or Active list activity noted for subject.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$205,000	\$205,000
<b>Sales Price</b>	\$192,000	\$192,000
<b>30 Day Price</b>	\$187,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>*According to mls the majority of comps in this market are updated. Necessary to utilize these comps to stay within subject market. Adjustments have been made for condition. *Subject is a 1-story home exterior in average condition which conforms w/rest of homes in neighborhood in style, condition and year build but is smaller in size. According to mls, average sf for subject market area is 1,951sf, average year build is 1962, average lot size is 0.31ac, average sold price is \$ 240,450. Land Only value is \$24,000. Tax Records are attached. *Although order calls for comps sold within past 3 months, there were not enough conforming comps to meet this requirement while staying within the other optimal ranges for subject. The best comps available were used to estimate the subject market value. *This property appears to be vacant based on vacancy notices on front door at the time of exterior inspection. *This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.</p>		

## 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



Side



Side



Street



Other

## Subject Photos



Other



## Listing Photos

**L1** 4301 Steven Street  
North Richland Hills, TX 76180



Front

**L2** 4617 Vance Road  
North Richland Hills, TX 76180



Front

**L3** 4709 Catchin Drive  
North Richland Hills, TX 76180



Front

## Sales Photos

**S1** 7212 Deville Drive  
North Richland Hills, TX 76180



Front

**S2** 6605 Tabor Street  
North Richland Hills, TX 76180



Front

**S3** 7004 Marilyn Lane  
North Richland Hills, TX 76180



Front

### ClearMaps Addendum

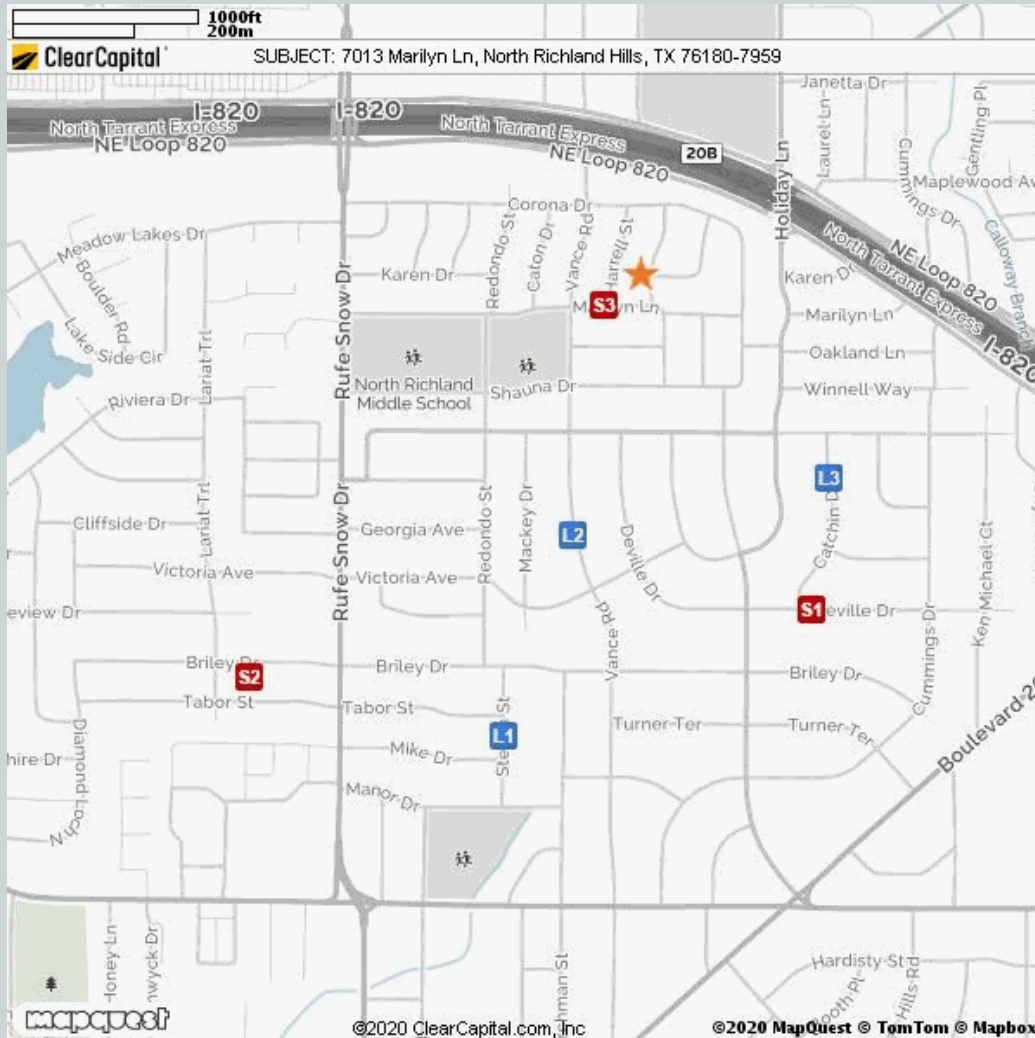
**Address** ★ 7013 Marilyn Lane, Fort Worth, TX 76180

**Loan Number** 41160

**Suggested List** \$205,000

**Suggested Repaired** \$205,000

**Sale** \$192,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7013 Marilyn Ln, North Richland Hills, TX	--	Parcel Match
L1 Listing 1	4301 Steven Street, North Richland Hills, TX	0.68 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4617 Vance Road, North Richland Hills, TX	0.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4709 Catchin Drive, North Richland Hills, TX	0.40 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7212 Deville Drive, North Richland Hills, TX	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6605 Tabor Street, North Richland Hills, TX	0.79 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7004 Marilyn Lane, North Richland Hills, TX	0.05 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>	Nina Bean	<b>Company/Brokerage</b>	Summit Realty Group
<b>License No</b>	507502	<b>Address</b>	8032 Pebblebrook Drive Watauga TX 76148
<b>License Expiration</b>	05/31/2022	<b>License State</b>	TX
<b>Phone</b>	8179054181	<b>Email</b>	Txbporealtor@gmail.com
<b>Broker Distance to Subject</b>	3.64 miles	<b>Date Signed</b>	07/09/2020

*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.**