

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 | 11962 Pebble Rock Drive, Houston, TX 77077 | Order ID | 6778418 | Property ID | 28574733 |
| Inspection Date | 07/24/2020 | Date of Report | 07/27/2020 | | |
| Loan Number | 41299 | APN | 1062810000029 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Harris | | |

| | | | | | |
|--------------------------|---------------|----------------------|---------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 20200723_BPOs | Tracking ID 1 | 20200723_BPOs | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|---------------------------------|---|--|
| Owner | Inayat Virani | Condition Comments | |
| R. E. Taxes | \$7,580 | The subject is a one story 4-bedroom 2 bath traditional. It is in average condition and does not appear to need repairs from the exterior inspection. | |
| Assessed Value | \$313,000 | | |
| Zoning Classification | No zoning | | |
| 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 | Real Management 866-403-1588 | | |
| Association Fees | \$790 / Year (Other: None) | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--|---|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Slow | Country Village is an established neighborhood in Houston. Prices have remained stable in the last 6 months. There was a lack of average condition comps in the area. | |
| Sales Prices in this Neighborhood | Low: \$155,000 High: \$425,000 | | |
| 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 | 11962 Pebble Rock Drive | 1802 Valley Vista Drive | 12347 Whittington Drive | 11315 Burgoyne Drive |
| City, State | Houston, TX | Houston, TX | Houston, TX | Houston, TX |
| Zip Code | 77077 | 77077 | 77077 | 77077 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.36 ¹ | 0.67 ¹ | 1.07 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$219,000 | \$282,500 | \$299,500 |
| List Price \$ | -- | \$219,000 | \$282,500 | \$289,000 |
| Original List Date | | 07/09/2020 | 06/16/2020 | 03/16/2020 |
| DOM · Cumulative DOM | -- · -- | 6 · 18 | 39 · 41 | 127 · 133 |
| Age (# of years) | 50 | 45 | 53 | 43 |
| Condition | Average | Average | Good | 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 Traditional | 1 Story Traditional | 1 Story Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,372 | 2,164 | 2,377 | 2,460 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 4 · 2 · 1 | 5 · 2 | 4 · 2 · 1 |
| Total Room # | 8 | 7 | 9 | 8 |
| 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 | Pool - Yes | -- | -- | Pool - Yes |
| Lot Size | 0.22 acres | 0.24 acres | 0.19 acres | 0.19 acres |
| Other | MLS# | MLS#98186871 | MLS#88438248 | MLS#39897716 |

* Listing 2 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 Carpet and tile floors, breakfast bar, formal dining room, updated bath, needs some other updates. This property is inferior to the subject in size.

Listing 2 Tile and laminate floors, granite counters, stainless appliances, updated baths, covered patio. This property is equal to the subject in size.

Listing 3 Fresh paint, new tile and wood floors, updated baths, stainless appliances, spa, pool. This property is equal to the subject in size. The distance is more than 1 mile due to a lack of close by comps.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 11962 Pebble Rock Drive | 2203 Woodland Springs | 11910 Briar Forest | 11914 Riverview Drive |
| City, State | Houston, TX | Houston, TX | Houston, TX | Houston, TX |
| Zip Code | 77077 | 77077 | 77077 | 77077 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.84 ¹ | 0.11 ¹ | 0.30 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$239,900 | \$222,000 | \$359,000 |
| List Price \$ | -- | \$239,900 | \$222,000 | \$300,000 |
| Sale Price \$ | -- | \$239,000 | \$220,000 | \$285,000 |
| Type of Financing | -- | Covnetional | Conventional | Unknown |
| Date of Sale | -- | 03/16/2020 | 03/19/2020 | 03/16/2020 |
| DOM · Cumulative DOM | -- · -- | 4 · 42 | 4 · 22 | 183 · 236 |
| Age (# of years) | 50 | 42 | 43 | 45 |
| 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 Traditional | 1 Story Traditional | 2 Stories Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,372 | 2,232 | 2,276 | 2,432 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 2 · 1 | 3 · 2 · 1 | 4 · 2 · 1 |
| Total Room # | 8 | 6 | 6 | 8 |
| 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 | Pool - Yes | -- | -- | Pool - Yes |
| Lot Size | 0.22 acres | 0.20 acres | 0.19 acres | 0.21 acres |
| Other | MLS# | MLS#94900626 | MLS#53964412 | MLS#2239430 |
| Net Adjustment | -- | +\$7,000 | +\$4,800 | -\$13,000 |
| Adjusted Price | -- | \$246,000 | \$224,800 | \$272,000 |

* Sold 1 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** Carpet and vinyl floors, laminate counters, formal dining room, breakfast bar. This property is equal to the subject in size.
Adjustments GLA +7000, pool +5000, year built -5000
- Sold 2** Carpet, tile and laminate floors, granite counters, formal living room, alarm, new roof. This property is equal to the subject in size.
Adjustments GLA +4800, pool +5000, year built -5000
- Sold 3** Recent roof, recent carpet and wood floors, recent paint, updated fixtures, patio, pool. This property is equal to the subject in size.
Adjustments GLA -3000, condition -10000

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | | The subject just sold on 7/23/2020 | | | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 1 | | | | | | |
| # of Sales in Previous 12 Months | 1 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
| 05/15/2020 | \$299,000 | 07/01/2020 | \$285,000 | Expired | 07/01/2020 | \$285,000 | MLS |
| 07/01/2020 | \$285,000 | 07/18/2020 | \$285,000 | Sold | 07/23/2020 | \$240,000 | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|---|--------------------|-----------------------|
| Suggested List Price | \$251,000 | \$251,000 |
| Sales Price | \$246,000 | \$246,000 |
| 30 Day Price | \$226,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>The final price is weighted to sold comp 1 which is similar in condition and size. The price of the subject was reduced from 299000 to 240000. This is a substantial decrease. Per the sellers disclosure 1. One burner of the oven needs repair. 2. Shower pan in master bedroom is leaking, foundation repairs may be needed. 3 Leak above atrium area causing water damage.</p> | | |

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Address Verification



Side



Street



Other

Listing Photos

L1 1802 Valley Vista Drive
Houston, TX 77077



Front

L2 12347 Whittington Drive
Houston, TX 77077



Front

L3 11315 Burgoyne Drive
Houston, TX 77077



Front

Sales Photos

S1 2203 Woodland Springs
Houston, TX 77077



Front

S2 11910 Briar Forest
Houston, TX 77077



Front

S3 11914 Riverview Drive
Houston, TX 77077



Front

ClearMaps Addendum

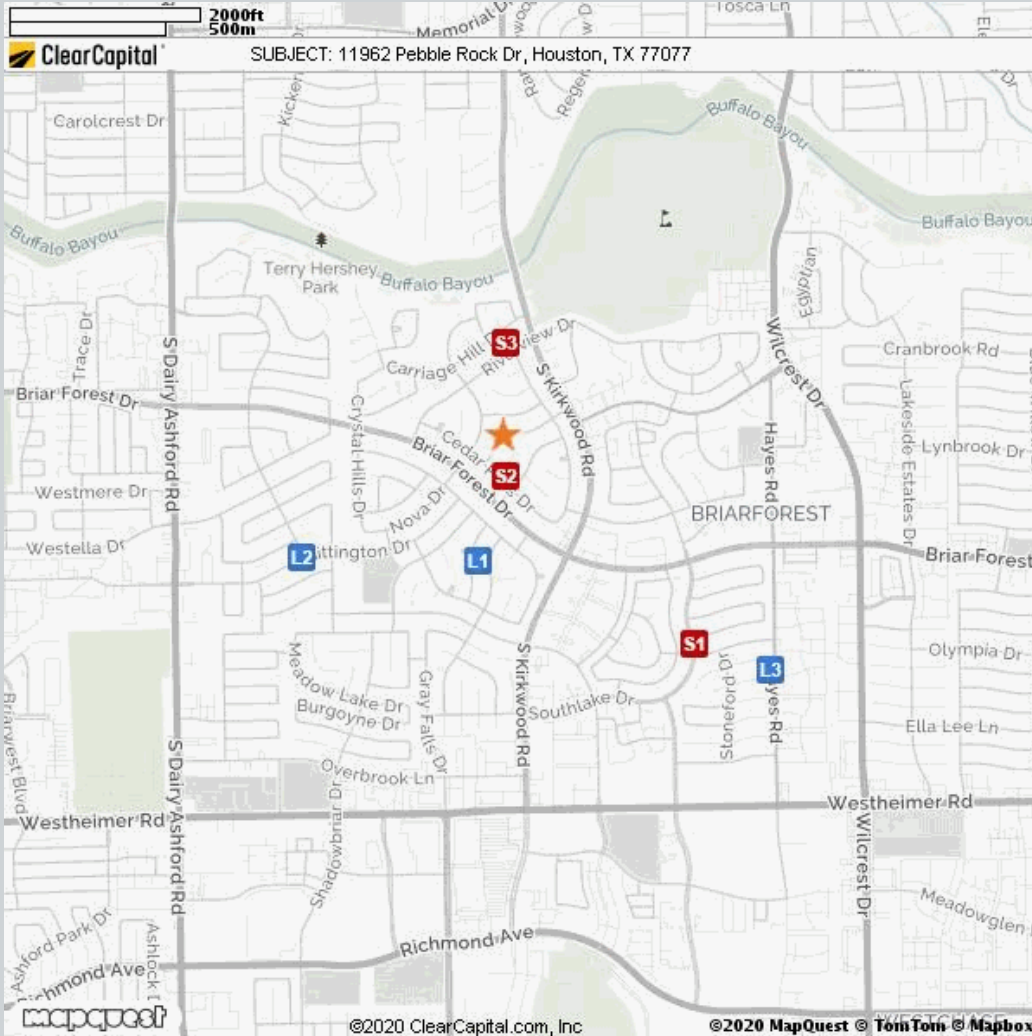
Address ★ 11962 Pebble Rock Drive, Houston, TX 77077

Loan Number 41299

Suggested List \$251,000

Suggested Repaired \$251,000

Sale \$246,000



Comparable

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--------------------------------------|-------------------------|------------------|
| ★ Subject | 11962 Pebble Rock Dr, Houston, TX | -- | Parcel Match |
| L1 Listing 1 | 1802 Valley Vista Drive, Houston, TX | 0.36 Miles ¹ | Parcel Match |
| L2 Listing 2 | 12347 Whittington Drive, Houston, TX | 0.67 Miles ¹ | Parcel Match |
| L3 Listing 3 | 11315 Burgoyne Drive, Houston, TX | 1.07 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2203 Woodland Springs, Houston, TX | 0.84 Miles ¹ | Parcel Match |
| S2 Sold 2 | 11910 Briar Forest, Houston, TX | 0.11 Miles ¹ | Parcel Match |
| S3 Sold 3 | 11914 Riverview Drive, Houston, TX | 0.30 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 | Rhonda Reedy | Company/Brokerage | Realm Realtors |
| License No | 441898 | Address | 1515 Valley Landing Dr. Katy TX 77450 |
| License Expiration | 07/31/2022 | License State | TX |
| Phone | 2813525442 | Email | reedybpo@gmail.com |
| Broker Distance to Subject | 9.94 miles | Date Signed | 07/25/2020 |

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.