

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	19114 Indian Grass Drive, Katy, TX 77449	Order ID	6803309	Property ID	28662604
Inspection Date	08/16/2020	Date of Report	08/18/2020		
Loan Number	41554	APN	1156300010013		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	20200815_BPOs	Tracking ID 1	41554		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Jon Hammons	Condition Comments	
R. E. Taxes	\$4,696	The subject is a one story 3-bedroom 2 bath traditional. It is in average condition and does not appear to need repairs.	
Assessed Value	\$154,372		
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	Preferred Management 281-897-8808		
Association Fees	\$350 / Year (Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Silvermill is an established neighborhood in Katy. 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: \$115,800 High: \$215,000		
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	19114 Indian Grass Drive	2630 Hollymist Drive	3302 Wildhawk Drive	3526 Campfield Court
City, State	Katy, TX	Houston, TX	Katy, TX	Katy, TX
Zip Code	77449	77084	77449	77449
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.17 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$173,000	\$190,000
List Price \$	--	\$160,000	\$173,000	\$190,000
Original List Date		07/22/2020	08/03/2020	08/15/2020
DOM · Cumulative DOM	-- · --	3 · 27	1 · 15	2 · 3
Age (# of years)	30	37	21	35
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	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,553	1,350	1,523	1,700
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 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	0.14 acres	0.18 acres	0.23 acres	0.14 acres
Other	None	MLS#33783579	MLS#74751302	MLS#25482355

* 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, tile counters, recent water heater, formal dining room. This property is inferior to the subject in size.

Listing 2 Fresh paint, new AC, laminate floors, recent roof. This property is equal to the subject in size.

Listing 3 Carpet and tile floors, laminate counters, updated bathrooms, double pane windows. This property is superior to the subject in size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	19114 Indian Grass Drive	19430 Winding Branch Drive	19101 Treetoad Drive	19411 Winding Branch Drive
City, State	Katy, TX	Katy, TX	Katy, TX	Katy, TX
Zip Code	77449	77449	77449	77449
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.27 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$169,900	\$167,000	\$180,000
List Price \$	--	\$160,000	\$167,000	\$173,000
Sale Price \$	--	\$160,000	\$170,000	\$169,000
Type of Financing	--	Conventional	Unknown	Unknown
Date of Sale	--	04/14/2020	07/23/2020	02/20/2020
DOM · Cumulative DOM	-- · --	26 · 65	6 · 73	90 · 107
Age (# of years)	30	36	30	36
Condition	Average	Good	Average	Average
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	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,553	1,447	1,553	1,661
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 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	0.14 acres	0.14 acres	0.24 acres	0.14 acres
Other	None	MLS#67676255	MLS#53460102	MLS#57703361
Net Adjustment	--	+\$300	-\$6,500	-\$400
Adjusted Price	--	\$160,300	\$163,500	\$168,600

* 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** Carpet, vinyl, and recent laminate floors, stainless appliances, formal dining room, breakfast room. This property is inferior to the subject in size. Adjustments GLA+5300, year built +5000, condition-10000. More than 90 days on the close date due to lack of close by comps.
- Sold 2** Tile floors, fresh paint, large kitchen, storage shed. Tenant occupied. This property is equal to the subject in size. Adjustments lot-5000, seller concessions-1500
- Sold 3** Carpet, tile, and vinyl floors, granite counters, alarm system. This property is superior to the subject in size. Adjustments GLA-5400, year built+5000. More than 90 days on the close date due to lack of close by comps.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no record of a sale or listing of the subject in the last 12 months.			
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	\$167,000	\$167,000
Sales Price	\$164,000	\$164,000
30 Day Price	\$151,000	--
Comments Regarding Pricing Strategy		
The final price is weighted more to sold comp 2, which is the same size as the subject and in similar condition.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Commentary and docs uploaded to this report were provided explaining why client thresholds had to be exceeded in the Marketing Strategy of the report in terms of a search criteria that would support the value conclusion. Adjustments appear to be adequate and weighted in the appropriate direction. In conclusion, the report states why the comps utilized in the report reflect a proximate value supported with a value conclusion reviewed by multiple sources of data, public and private, for example, the search criteria included all characteristics for the subject were expanded by 30% greater and less than with respect to similar property type, external influence, proximity, market increase or decrease, reo saturation, similar property type with respect to construction style, condition, GLA, lot size, age, and the majority of market data within .50 mile from subject property for Average condition going back 12 months with proximity being the factor of value. Current report is in line with the closest sold comp and best reflects the majority of data within 1m of property for Average Sale price conclusion for Average condition with respect to fair market value.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 2630 Hollymist Drive
Houston, TX 77084



Front

L2 3302 Wildhawk Drive
Katy, TX 77449



Front

L3 3526 Campfield Court
Katy, TX 77449



Front

Sales Photos

S1 19430 Winding Branch Drive
Katy, TX 77449



Front

S2 19101 Treetoad Drive
Katy, TX 77449



Front

S3 19411 Winding Branch Drive
Katy, TX 77449



Front

ClearMaps Addendum

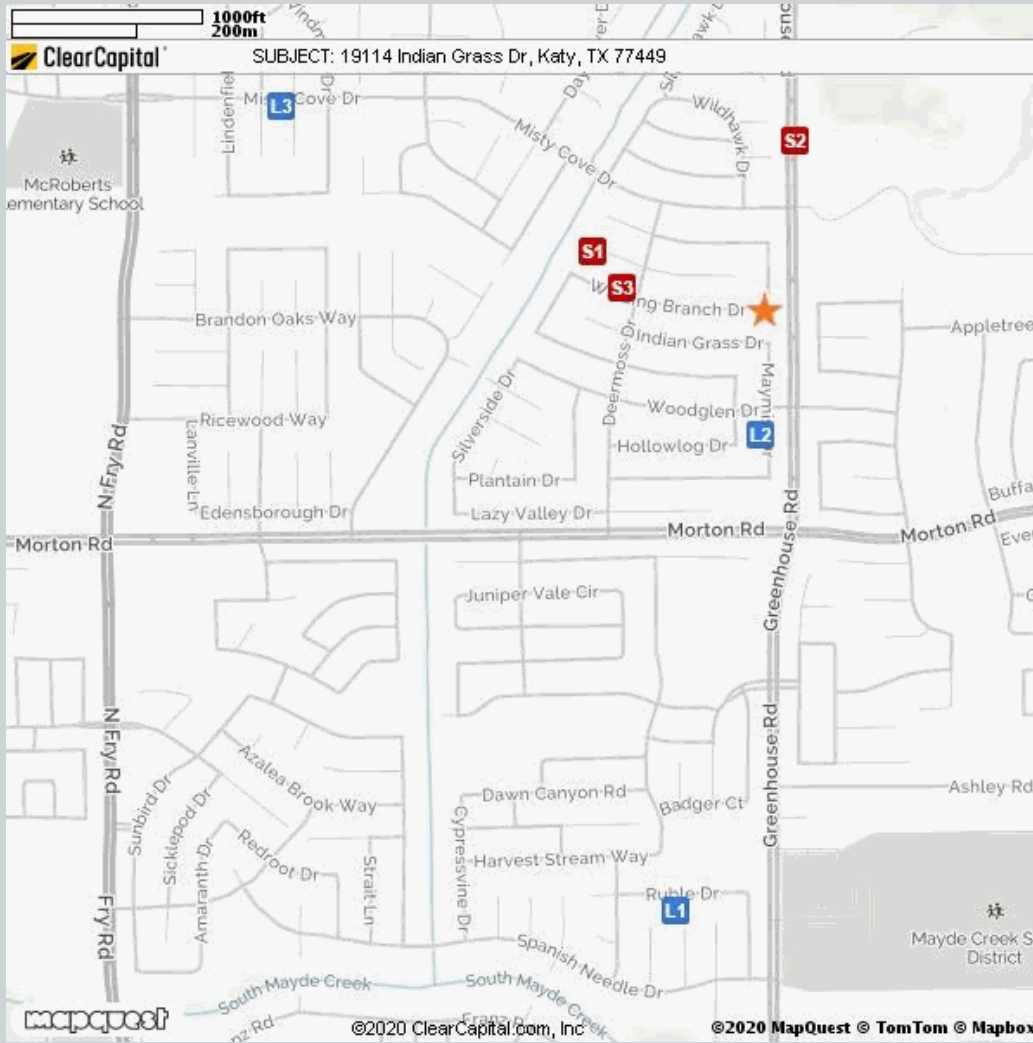
Address ★ 19114 Indian Grass Drive, Katy, TX 77449

Loan Number 41554

Suggested List \$167,000

Suggested Repaired \$167,000

Sale \$164,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19114 Indian Grass Dr, Katy, TX	--	Parcel Match
L1 Listing 1	2630 Hollymist Drive, Houston, TX	0.89 Miles ¹	Parcel Match
L2 Listing 2	3302 Wildhawk Drive, Katy, TX	0.17 Miles ¹	Parcel Match
L3 Listing 3	3526 Campfield Court, Katy, TX	0.77 Miles ¹	Parcel Match
S1 Sold 1	19430 Winding Branch Drive, Katy, TX	0.26 Miles ¹	Parcel Match
S2 Sold 2	19101 Treetoad Drive, Katy, TX	0.27 Miles ¹	Parcel Match
S3 Sold 3	19411 Winding Branch Drive, Katy, TX	0.21 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	5.06 miles	Date Signed	08/17/2020

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.