

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	2100 French Place, Baytown, TX 77520	Order ID	6805917	Property ID	28669886
Inspection Date	08/18/2020	Date of Report	08/20/2020		
Loan Number	41557	APN	094-348-000-0226		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs

Order Tracking ID	20200818_BPOs	Tracking ID 1	20200818_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CARTER JULIA F	Condition Comments	
R. E. Taxes	\$4,822	MLS interior photos were located. The exterior curb appeal is good and subject conforms to neighborhood. Subject is sold as an estate sale and interior repairs will be necessary.	
Assessed Value	\$160,570		
Zoning Classification	Single Family		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Subject was recently listed and sold.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood consist of older homes about 60 to 70 years old. Some have been rehabbed while other require some updating and repairs such as subject property. Neighborhood has local stores, restaurants, gas stations, bank and grocery stores. Minutes away from major highways.	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$225,000		
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	2100 French Place	2104 Belvedere Dr	2103 E Fayle St	1203 Adams St
City, State	Baytown, TX	Baytown, TX	Baytown, TX	Baytown, TX
Zip Code	77520	77520	77520	77520
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.92 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$165,000	\$179,000	\$153,000
List Price \$	--	\$163,900	\$163,900	\$153,000
Original List Date		07/03/2020	06/19/2020	08/08/2020
DOM · Cumulative DOM	-- · --	47 · 48	52 · 62	11 · 12
Age (# of years)	60	60	62	80
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 ; 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	1,870	1,498	1,941	1,269
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	3 · 2
Total Room #	8	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.20 acres	0.25 acres	0.20 acres
Other	Sunroom	Sunroom	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** 2104 Belvedere is superior to subject property although it has smaller GLA and smaller lot size. Updates include granite counter tops, light fixtures, plumbing fixtures, flooring in bedroom and hallway, and stainless appliances. Roof and HVAC in was replaced 2017. This house is located in the same subdivision as subject property.
- Listing 2** 2103 E Fayle is superior to subject property. It has been updated with newer tile & carpet throughout the entire home, fresh paint, recess lighting. The kitchen has granite counter tops, new cabinets and stainless steel appliances. Majority of house has been updated. The garage has been converted into living space.
- Listing 3** 1203 Adams is superior to subject property. Upgrades include new roof, new AC and furnace system including flex lines, electrical re-wiring of the house including new breaker box, new kitchen granite counter top, beautiful new carpet, laminate flooring, new bath and kitchen faucets, new doors and hardware, and fresh new paint. House has block and beam foundation.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2100 French Place	1907 Mcfarland	1607 Richardson Lane	1807 Richardson Lane
City, State	Baytown, TX	Baytown, TX	Baytown, TX	Baytown, TX
Zip Code	77520	77520	77520	77520
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.43 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$134,200	\$164,900	\$169,900
List Price \$	--	\$134,200	\$154,900	\$169,900
Sale Price \$	--	\$134,200	\$154,900	\$169,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	08/19/2020	08/19/2020	06/09/2020
DOM · Cumulative DOM	-- · --	4 · 16	255 · 305	9 · 39
Age (# of years)	60	64	64	64
Condition	Average	Fair	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	1,870	2,097	1,516	1,475
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	8	7	7	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	0.29 acres	0.20 acres	0.23 acres	0.23 acres
Other	Sunroom	--	--	Sunroom
Net Adjustment	--	+\$21,000	+\$11,500	-\$5,000
Adjusted Price	--	\$155,200	\$166,400	\$164,000

* 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** 1907 McFarland is most similar to subject property. It is being sold as is. Much of the house is the original with original kitchen, bathrooms and carpet. Net adj of \$31k for larger GLA, smaller lot size and over all condition of house.
- Sold 2** 1607 Richardson is superior to subject property. Pending to close by end of August 2020. The house has tile throughout the house. House was first listed on Oct 14, 2019 at \$164,900. Net adj of \$6,500 for smaller GLA, sunroom, and half bath.
- Sold 3** 1807 Richardson is superior to subject property. It has original hardwood floors in living room, sunroom and bedrooms. Tiles in kitchen, utility room and bathrooms. The kitchen has stainless steel stove and granite counter tops. Net adj was made for smaller GLA and over all superior condition to subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				2100 French Place was recently listed as an estate sale on June 21, 2020 at \$144,900. Price dropped to \$139,900 after 24 days; then dropped again to \$134,900 on August 3, 2020. Subject property was sold on August 18, 2020 for \$128k cash.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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
06/21/2020	\$144,900	08/03/2020	\$134,900	Sold	08/18/2020	\$128,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$155,200	\$155,200
Sales Price	\$155,200	\$155,200
30 Day Price	\$150,000	--
Comments Regarding Pricing Strategy		
Sold comps are located in the same subdivision as subject property.		

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



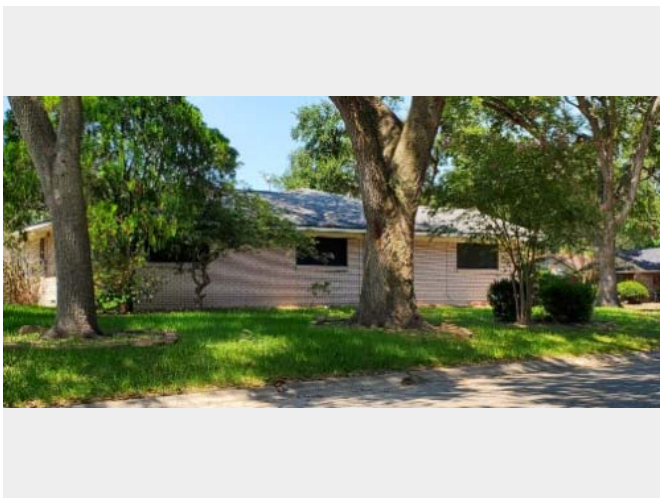
Front



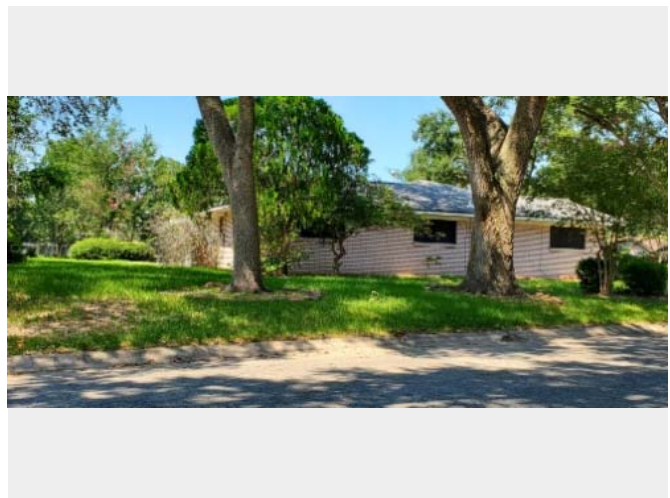
Address Verification



Side



Side



Back

Subject Photos



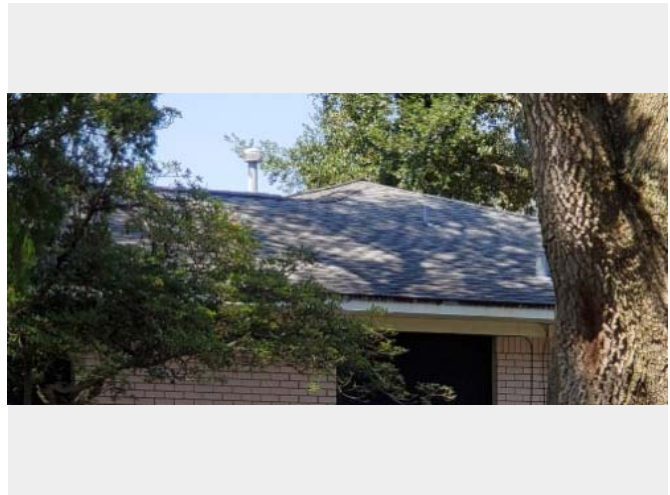
Street



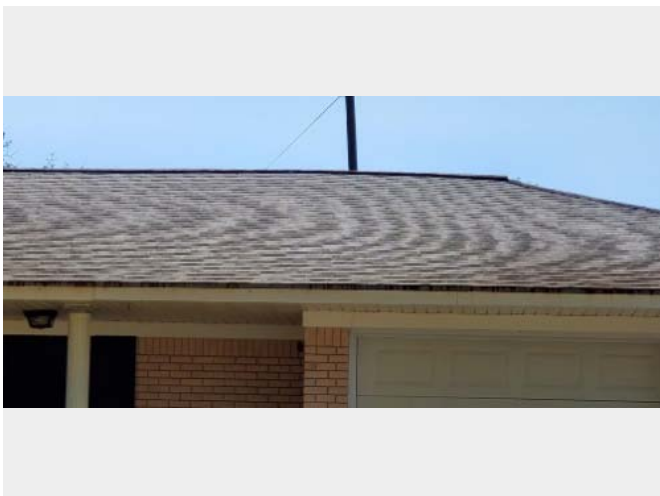
Street



Street



Other



Other

Listing Photos

L1 2104 Belvedere Dr
Baytown, TX 77520



Front

L2 2103 E Fayle St
Baytown, TX 77520



Front

L3 1203 Adams St
Baytown, TX 77520



Front

Sales Photos

S1 1907 McFarland
Baytown, TX 77520



Front

S2 1607 Richardson Lane
Baytown, TX 77520



Front

S3 1807 Richardson Lane
Baytown, TX 77520



Front

ClearMaps Addendum

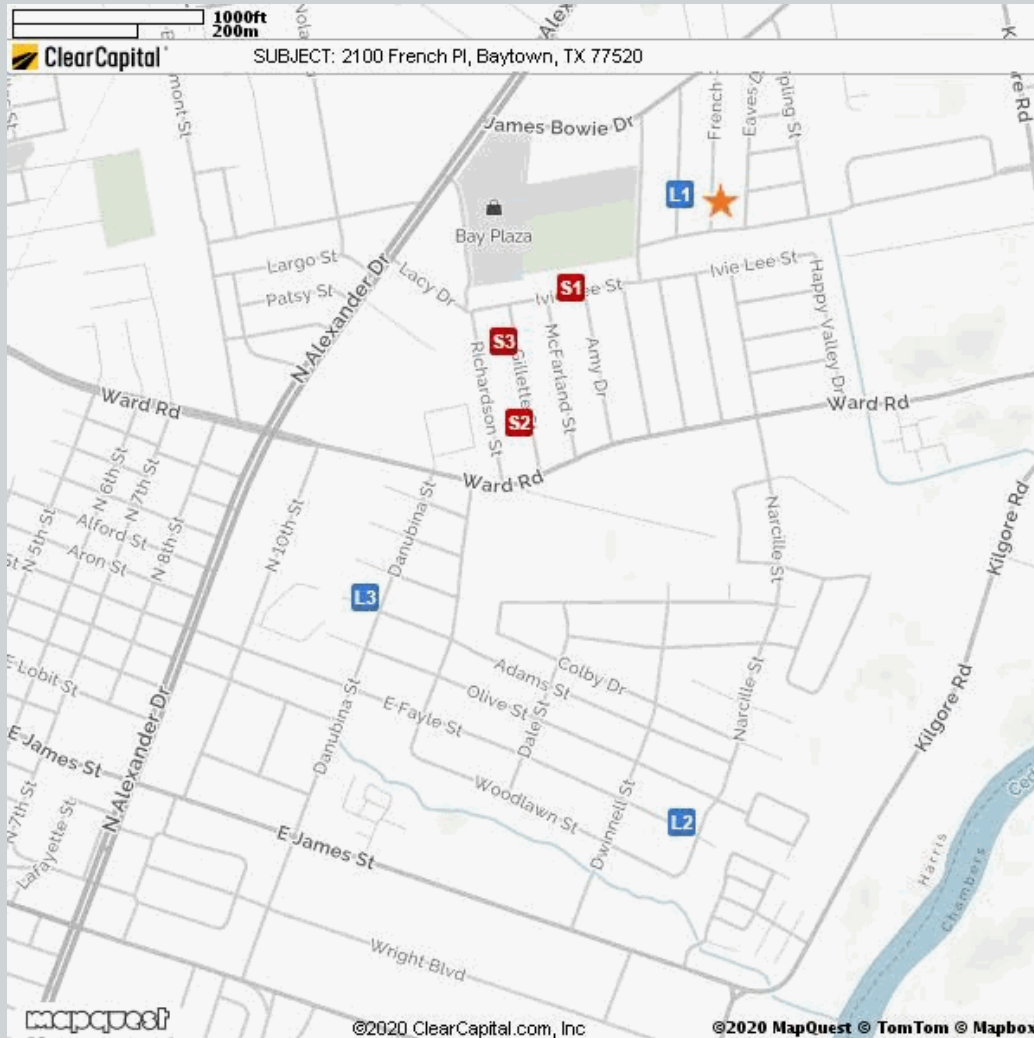
Address ★ 2100 French Place, Baytown, TX 77520

Loan Number 41557

Suggested List \$155,200

Suggested Repaired \$155,200

Sale \$155,200



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2100 French Pl, Baytown, TX	--	Parcel Match
L1 Listing 1	2104 Belvedere Dr, Baytown, TX	0.05 Miles ¹	Parcel Match
L2 Listing 2	2103 E Fayle St, Baytown, TX	0.92 Miles ¹	Parcel Match
L3 Listing 3	1203 Adams St, Baytown, TX	0.78 Miles ¹	Parcel Match
S1 Sold 1	1907 Mfarland, Baytown, TX	0.24 Miles ¹	Parcel Match
S2 Sold 2	1607 Richardson Lane, Baytown, TX	0.43 Miles ¹	Parcel Match
S3 Sold 3	1807 Richardson Lane, Baytown, TX	0.37 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Sonnie Nguyen	Company/Brokerage	Prime Realty Group
License No	0548696	Address	2522 Sand Castle Ct Seabrook TX 77586
License Expiration	03/31/2022	License State	TX
Phone	2814141477	Email	sonnie.bpo@gmail.com
Broker Distance to Subject	12.09 miles	Date Signed	08/20/2020

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.