

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	2310 Old Dixie Drive, Richmond, TX 77406	Order ID	6808925	Property ID	28680953
Inspection Date	08/20/2020	Date of Report	08/21/2020		
Loan Number	41660	APN	3780-06-002-0040-907		
Borrower Name	Catamount Properties 2018 LLC	County	Fort Bend		

Tracking IDs					
Order Tracking ID	20200820_BPOs	Tracking ID 1	20200820_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Concepcion Carlos P	Condition Comments	
R. E. Taxes	\$5,300	This SFD property which was built in 1986, offers 2708 Sq.Ft. consists of a total of 10 rooms, primarily 5 bedrooms and 2.5 baths. The style is Colonial and based on visual inspection the home is in Average condition.	
Assessed Value	\$226,000		
Zoning Classification	Residential		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a Suburban area. With a general similarity of design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$193,000 High: \$305,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2310 Old Dixie Drive	2126 Old Dixie Drive	2135 Victoria Garden Drive	2030 Summerall Court
City, State	Richmond, TX	Richmond, TX	Richmond, TX	Richmond, TX
Zip Code	77406	77406	77406	77406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.13 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$265,000	\$335,000
List Price \$	--	\$235,000	\$255,000	\$290,000
Original List Date		07/22/2020	07/08/2020	03/16/2019
DOM · Cumulative DOM	-- · --	29 · 30	42 · 44	523 · 524
Age (# of years)	34	35	34	30
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,708	2,301	2,708	2,908
Bdrm · Bths · ½ Bths	5 · 2 · 1	4 · 3	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)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.19 acres	0.17 acres	0.17 acres
Other	None	None	None	None

* 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 Comparable: Similar Condition, Fewer Half Baths, Bedrooms, Full Baths +9k GLA,+2k HB,-4k FB,+6k BED,\$13768

Listing 2 Comparable: Similar Condition, Fewer Bedrooms, Full Baths, Half Baths +6k BED,\$6000

Listing 3 Comparable: Similar Condition, Fewer Half Baths, Bedrooms, Full Baths -4k GLA,+6k BED,\$1200

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2310 Old Dixie Drive	2026 Summerall Court	2130 Musket Ridge Drive	2311 Cooks Walk Court
City, State	Richmond, TX	Richmond, TX	Richmond, TX	Richmond, TX
Zip Code	77406	77406	77406	77406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.18 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,990	\$232,000	\$224,900
List Price \$	--	\$274,990	\$232,000	\$224,900
Sale Price \$	--	\$280,000	\$232,000	\$226,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/19/2020	03/23/2020	05/05/2020
DOM · Cumulative DOM	-- · --	238 · 239	62 · 63	35 · 36
Age (# of years)	34	29	35	31
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,708	2,772	2,504	2,376
Bdrm · Bths · ½ Bths	5 · 2 · 1	4 · 2 · 1	3 · 2 · 1	5 · 2 · 1
Total Room #	10	9	8	10
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	0.19 acres	0.15 acres	0.16 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,440	+\$16,896	+\$7,968
Adjusted Price	--	\$286,440	\$248,896	\$234,468

* 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.

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

Sold 1 Comparable: Similar Condition, Fewer Half Baths, Bedrooms, Full Baths +440 AC,+6k BED,\$6440

Sold 2 Comparable: Similar Condition, Fewer Half Baths, Full Baths, Bedrooms +4k GLA,+12k BED,\$16896

Sold 3 Comparable: Similar Condition, Fewer Bedrooms, Half Baths, Full Baths +7k GLA,\$7968

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No records found.					
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	\$268,800	\$268,800
Sales Price	\$256,000	\$256,000
30 Day Price	\$235,520	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$256000, with typical marketing time at 29 days. The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The area has above average market demand. The property is located in an area of equal value homes; it conforms to other homes in regard to Proximity, GLA, Age, Condition, View, Style, Lot, Beds, & Baths. The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with the following variances: GLA : 15; Age : -5/+1 years; Sale Dates : 4; Proximity : 0.5; Month Supply : 1.</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



Street

Subject Photos



Other

Listing Photos

L1 2126 Old Dixie Drive
Richmond, TX 77406



Front



Front

L2 2135 Victoria Garden Drive
Richmond, TX 77406



Front

Sales Photos

S1 2026 Summerall Court
Richmond, TX 77406



Front

S2 2130 Musket Ridge Drive
Richmond, TX 77406



Front

S3 2311 Cooks Walk Court
Richmond, TX 77406



Front

ClearMaps Addendum

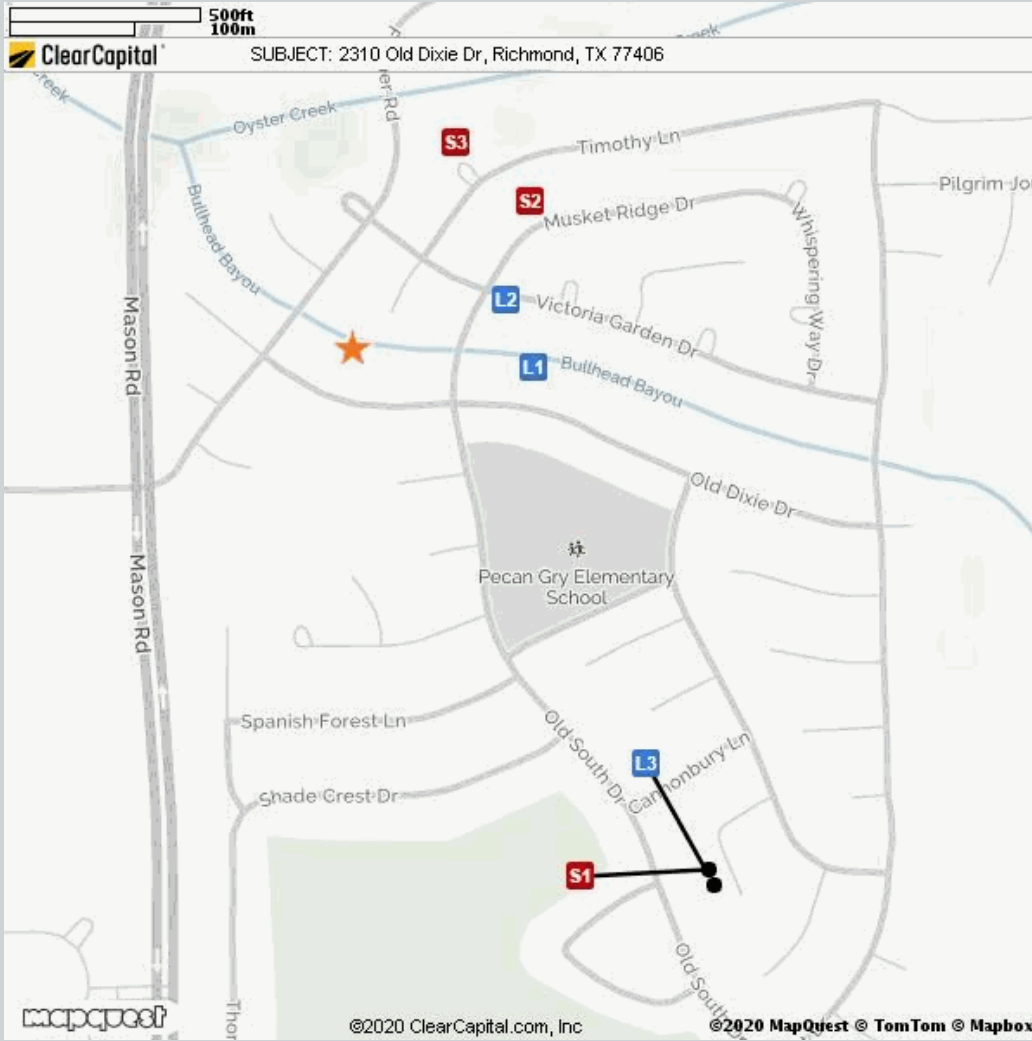
Address ★ 2310 Old Dixie Drive, Richmond, TX 77406

Loan Number 41660

Suggested List \$268,800

Suggested Repaired \$268,800

Sale \$256,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2310 Old Dixie Dr, Richmond, TX	--	Parcel Match
L1 Listing 1	2126 Old Dixie Drive, Richmond, TX	0.14 Miles ¹	Parcel Match
L2 Listing 2	2135 Victoria Garden Drive, Richmond, TX	0.13 Miles ¹	Parcel Match
L3 Listing 3	2030 Summerall Court, Richmond, TX	0.48 Miles ¹	Parcel Match
S1 Sold 1	2026 Summerall Court, Richmond, TX	0.47 Miles ¹	Parcel Match
S2 Sold 2	2130 Musket Ridge Drive, Richmond, TX	0.18 Miles ¹	Parcel Match
S3 Sold 3	2311 Cooks Walk Court, Richmond, TX	0.18 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	Gary Hartwell	Company/Brokerage	Carrington
License No	462174	Address	21622 Live Oaks Spring Dr. Katy TX 77450
License Expiration	09/30/2021	License State	TX
Phone	8326553600	Email	hartwell@mlsdot.com
Broker Distance to Subject	8.11 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.