

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	7000 Treehaven Road, Fort Worth, TX 76116	Order ID	7023474	Property ID	29290942
Inspection Date	01/05/2021	Date of Report	01/06/2021		
Loan Number	42867	APN	02415690		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	0104BPOs	Tracking ID 1	0104BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CHRISTOPHER & AMY BOYDSTON	Subject appears to be in average to good condition. No repairs are noted as needed from the exterior & the subject just sold within the last few days & the photos of interior condition reflect it to be in similar condition. No deferred maintenance is noted as needed. MLS also noted there had been some repairs & updating completed recently. Subject conforms to the neighborhood as to quality, condition, age & style.
R. E. Taxes	\$5,306	
Assessed Value	\$193,422	
Zoning Classification	RESID SINGLE FAMILY	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Just sold & new owners just moving in. Lock box. All doors & windows appear to be secured)		
Ownership Type	Fee Simple	
Property Condition	Good	
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		Neighborhood Comments
Location Type	Urban	Neighborhood of equal quality homes as well as similar ages & styles. Close to all shopping & schools as well as convenient location to commute to other areas of the city. For the most part the homes & yards are maintained. Not an REO driven area. There are limited active properties available. There are only 4 or 5 active homes available in the same subdivision & there are only a total of 8 available within 1/2 mile to the subject. If extended to a mile or more the homes are smaller frame & less quality construction homes or the other available homes are larger higher quality homes...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$106,000 High: \$485,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Neighborhood of equal quality homes as well as similar ages & styles. Close to all shopping & schools as well as convenient location to commute to other areas of the city. For the most part the homes & yards are maintained. Not an REO driven area. There are limited active properties available. There are only 4 or 5 active homes available in the same subdivision & there are only a total of 8 available within 1/2 mile to the subject. If extended to a mile or more the homes are smaller frame & less quality construction homes or the other available homes are larger higher quality homes built on the grounds of a Country Club & on the golf course. Average DOM for the neighborhood is about 60 days.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7000 Treehaven Road	6816 Treehaven Rd.	7016 Treehaven Rd	7104 Culver Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76116	76116	76116	76116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.06 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,500	\$299,900	\$310,000
List Price \$	--	\$259,900	\$299,900	\$310,000
Original List Date		07/11/2020	12/10/2020	12/06/2020
DOM · Cumulative DOM	-- · --	157 · 179	25 · 27	29 · 31
Age (# of years)	61	57	62	62
Condition	Good	Good	Good	Excellent
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	1,860	1,800	1,677	1,780
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	8	7	8
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	.15 acres	.20 acres	.20 acres	.20 acres
Other	Fence, patio	Fence, patio	Fence, patio, garage apt.	Fence, patio

* 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** Very similar home in the same neighborhood. Overall is the most comparable in the immediate area. Does not appear to need any adjustments. Appears to be equal quality & condition as well as similar age & has similar amenities. No concessions are offered.
- Listing 2** Very similar property in the same neighborhood. Similar age, quality & condition. This property is superior to subject & other properties in the neighborhood because it has a detached garage in the back that has been converted into a 1 bedroom, 1 bath apartment. Has a living area & a laundry area. MLS notes it could be rented but no parking with it. Also noted it could be a great man cave, mother in law suite etc. Would need to be adjusted for the apt. as it is very nice & completely updated. Slightly smaller SF & would need to be adjusted. Very limited active properties as noted under neighborhood so had to use a property that will reflect a wide range of value because of amenities but 1 of best available.
- Listing 3** Very similar size & age home in an adjoining subdivision. Appears to be equal quality construction. MLS does note it has been completely updated with high end additions. A chefs kitchen, upgraded carpet in the bed rooms & water proof laminate flooring in all living areas. Has all granite counter tops thru out kitchen & baths. Will reflect a wide range of values but very limited active properties in the area. No concessions offered.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7000 Treehaven Road	7025 Treehaven Rd.	6928 Bal Lake Dr.	6909 Valhalla Rd.
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76116	76116	76116	76116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.27 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$248,900	\$285,000	\$255,000
List Price \$	--	\$239,900	\$259,900	\$250,000
Sale Price \$	--	\$220,000	\$233,000	\$247,000
Type of Financing	--	Cash	Va	Conventional
Date of Sale	--	12/31/2020	12/21/2020	12/18/2020
DOM · Cumulative DOM	-- · --	326 · 327	140 · 140	107 · 99
Age (# of years)	61	62	63	58
Condition	Good	Good	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	1,860	1,704	1,618	1,648
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)	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	.15 acres	.20 acres	.30 acres	.20 acres
Other	Fence, patio	Fence, patio	Fence, patio	Fence, patio
Net Adjustment	--	+\$7,800	+\$7,100	+\$8,600
Adjusted Price	--	\$227,800	\$240,100	\$255,600

* 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** Similar home in the same neighborhood. Smaller SF but age, condition & quality appears to be similar to subject & other homes in the area.No information provided about the longer than normal DOM on the market but it appears it was tenant occupied as it is currently for lease again within just days after being sold. The sold MLS comments noted it was move in ready had new paint in & out as well as new flooring & new stainless appliances . No closing cost was reported as pd. ADJ. for smaller SF +\$7,800.
- Sold 2** No closing was reported as pd. Similar home in the same neighborhood. Appears to be equal quality & condition. Very similar age. Owner occupied. Superior for lot size but is slightly smaller SF. ADJ. -5K for larger lot & +\$12,100 for smaller SF.
- Sold 3** Seller pd. 2K closing cost. Owner occupied, similar home in the same neighborhood. Appears to be equal condition & is a similar age property as well as equal condition. Had to adjust for the closing cost as well as for the smaller SF. ADJ. +\$10,600 for SF & -2K for closing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject just closed & sold on 12/30/2020. Only other listing or sold information on the subject was back in 2010				
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
09/18/2020	\$274,000	11/24/2020	\$259,000	Sold	12/31/2020	\$240,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$249,900	\$249,900
Sales Price	\$244,000	\$244,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
<p>All the sold comps. & 2 of the actives are in the same subdivision as the subject. 1 active is in the immediate adjoining subdivision. Used the most comparable properties available & all solds are less than 3 month sales for the anticipated value. Used most recent sales in area to reflect the current market value of similar properties. Had to use 2 actives that will reflect a wide range of values but as noted under neighborhood comments the active properties are very limited in this neighborhood. Also as noted if the area is expanded to 1 mile for other actives the quality of homes differ from subject. All the comps. & the needed adjustments & known differences were considered equally for the anticipated value of the subject. Did not have to expand any parameters for the comps.</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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 6816 TREEHAVEN RD.
Fort Worth, TX 76116



Front

L2 7016 TREEHAVEN RD
Fort Worth, TX 76116



Front

L3 7104 CULVER AVE
Fort Worth, TX 76116



Front

Sales Photos

S1 7025 TREEHAVEN RD.
Fort Worth, TX 76116



Front

S2 6928 BAL LAKE DR.
Fort Worth, TX 76116



Front

S3 6909 VALHALLA RD.
Fort Worth, TX 76116



Front

ClearMaps Addendum

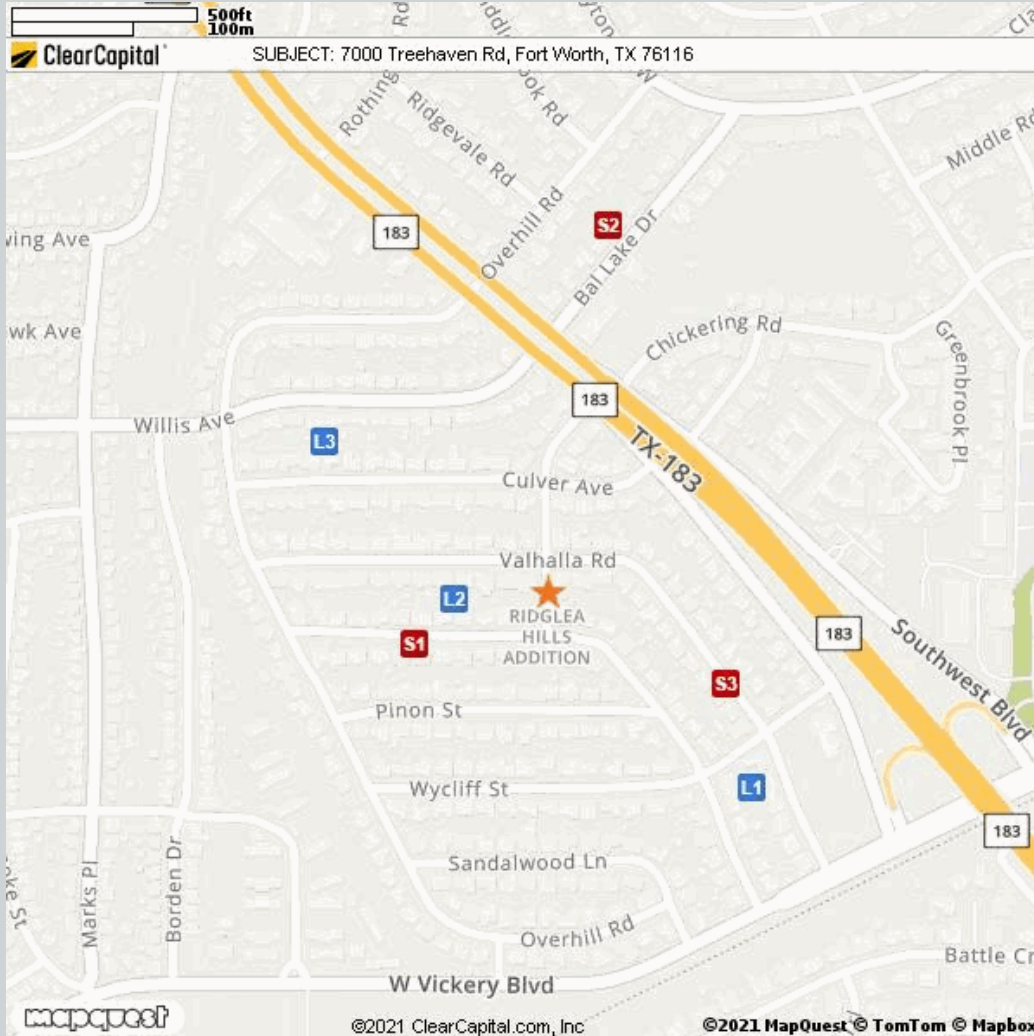
Address ★ 7000 Treehaven Road, Fort Worth, TX 76116

Loan Number 42867

Suggested List \$249,900

Suggested Repaired \$249,900

Sale \$244,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7000 Treehaven Road, Fort Worth, TX 76116	--	Parcel Match
L1 Listing 1	6816 Treehaven Rd., Fort Worth, TX 76116	0.20 Miles ¹	Parcel Match
L2 Listing 2	7016 Treehaven Rd, Fort Worth, TX 76116	0.06 Miles ¹	Parcel Match
L3 Listing 3	7104 Culver Ave, Fort Worth, TX 76116	0.19 Miles ¹	Parcel Match
S1 Sold 1	7025 Treehaven Rd., Fort Worth, TX 76116	0.10 Miles ¹	Parcel Match
S2 Sold 2	6928 Bal Lake Dr., Fort Worth, TX 76116	0.27 Miles ¹	Parcel Match
S3 Sold 3	6909 Valhalla Rd., Fort Worth, TX 76116	0.15 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	Dale Erwin	Company/Brokerage	Dale Erwin Realty Group
License No	432709	Address	1200 Summit Ave Fort Worth TX 76102
License Expiration	05/31/2021	License State	TX
Phone	8179663999	Email	dale@daleerwin.com
Broker Distance to Subject	6.09 miles	Date Signed	01/06/2021

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.