

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	18437 Rampart Drive Se, Yelm, WA 98597	Order ID	7018373	Property ID	29281820
Inspection Date	01/01/2021	Date of Report	01/02/2021		
Loan Number	42870	APN	412100010900		
Borrower Name	Catamount Properties 2018 LLC	County	Thurston		

Tracking IDs

Order Tracking ID	1230BPOs	Tracking ID 1	1230BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	mendoza, jose and angela k	Condition Comments COULD NOT VIEW THE HOME DUE TO IT BEING LOCATED IN A RURAL LOCATION, GATED COMMUNITY. ASSUMING IT IS MAINTAINED WITH NO REPAIRS NEEDED
R. E. Taxes	\$3,490	
Assessed Value	\$197,800	
Zoning Classification	SFR	
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	Clearwood HOA 360-894-2941	
Association Fees	\$60 / Month (Pool,Tennis)	
Visible From Street	Not Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments RURAL LOCATION, ESTABLISHED NEIGHBORHOOD OF LIKE TYPE HOMES, MOST APPEAR MAINTAINED.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$450,000	
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	18437 Rampart Drive Se	17642 Vine Lane Se	18216 Rampart Dr Se	18401 Rampart Dr Se
City, State	Yelm, WA	Yelm, WA	Yelm, WA	Yelm, WA
Zip Code	98597	98597	98597	98597
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.11 ¹	0.24 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,900	\$325,000	\$330,000
List Price \$	--	\$309,900	\$320,000	\$330,000
Original List Date		12/04/2020	11/18/2020	12/04/2020
DOM · Cumulative DOM	-- · --	2 · 29	6 · 45	2 · 29
Age (# of years)	20	12	15	24
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 1	Split 2	Split 2	2 Stories 2
# Units	1	1	1	1
Living Sq. Feet	1,342	1,338	1,530	1,250
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 2 · 1	3 · 1 · 1	3 · 1 · 1
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	.18 acres	.35 acres	.19 acres	.21 acres
Other	--	--	--	--

* 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** This endearing home located in the Clearwood community has the perfect balance of nature and modern living. The home sits on a huge lot that backs up to a greenbelt and community trails. The home features natural light and vaulted ceilings. Enjoy the open floorplan and all of the amenities that Clearwood has to offer.
- Listing 2** Beautiful, well maintained home in private gated community! Gorgeous kitchen has amazing upgrades: granite countertops, undermount sink, newer SS 2-door fridge and appliances. Wood fireplace rounds off the comfortable and open feel of this home. Immerse yourself in nature while enjoying the proximity to 3 stocked lakes! Private community features: large pool, hot tub, clubhouse, sports courts and fields, 14 miles of walking trails, parks, 6 beaches, boat launch and so much more! Easy commute to JBLM and I-5! Home is tucked back into a corner with a greenbelt behind for a secluded feeling. Lots of parking available for your toys! All appliances stay!
- Listing 3** This top quality, professionally-remodeled home has been flawlessly updated from the roof down. New 30 year roof, a bright, open-feel slab granite & SS chef's kitchen with pantry & eating bar, wide-plank laminate flooring, paint, carpet, & new white mill work/doors throughout. All this, situated on an exceptional, fully-fenced, completely usable lot that backs to greenbelt with walking trail. Ultra-private feel here with few neighbors nearby. Live away from the busyness of town in this one-of-a-kind natural community with 3 lakes, docks, beaches, play areas, BBQ pits, hiking/bike trails, sport courts & pool/hot tub. Don't miss this rare opportunity for a beautiful turn-key home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18437 Rampart Drive Se	18108 E Clear Lake Blvd Se	18623 Rampart Dr Se	21718 S Terra Lane Se
City, State	Yelm, WA	Yelm, WA	Yelm, WA	Yelm, WA
Zip Code	98597	98597	98597	98597
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.21 ¹	1.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$286,000	\$279,000	\$289,500
List Price \$	--	\$286,000	\$279,000	\$289,500
Sale Price \$	--	\$280,000	\$305,000	\$316,500
Type of Financing	--	Va	Fha	Va
Date of Sale	--	06/11/2020	09/30/2020	12/03/2020
DOM · Cumulative DOM	-- · --	8 · 44	8 · 49	3 · 41
Age (# of years)	20	25	22	25
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 1	2 Stories 2	1 Story 1	1 Story 1
# Units	1	1	1	1
Living Sq. Feet	1,342	1,352	1,344	1,392
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1
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	.18 acres	.20 acres	.19 acres	.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$280,000	\$305,000	\$316,500

* 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** A Clearwood Gem! Charming 3bdrm home tucked away on corner lot in gated community, walking distance to Madrona Beach. If you hurry, you can still pick your own exterior colors, to be freshly painted prior to closing! Brand new engineered hardwood flooring spans the open concept living space w/bay window & propane fireplace. Move-in ready! Professionally cleaned carpets & brand new floors in bedrooms. Did we mention the roof is only 3yrs old?! Spacious yard w/ room to play. Easy commute to Olympia & JBLM!
- Sold 2** Welcome to the desired Clearwood Community. This 1344 Sqft Rambler boasts a humongous partially covered deck, the width of entire house with view overlooking Blue Lake. Hosting 3 bedrooms and a 2 car -garage, an abundance of windows allowing for lots of natural light. Lrg kitchen w/ island cook top & plenty of cabinet space. Distressed Flooring throughout. Fire pit in front for cozy get togethers & plenty of gardening space for your next landscaping project. This one wont be on the market long!
- Sold 3** Well cared for rambler located in the wonderful gated community of Clearwood. This 1,392 sq ft home offers 3 bedrooms, 1.75 bath on a nice corner lot. Home features laminate flooring throughout the living room & bedrooms. French doors lead to the bright & open kitchen & dining area w/sky lights & a cozy wood burning stove. Leaf guard gutters & fresh ext paint in 2017. Clearwood amenities include a pool, lakes, beaches, sport courts & walking trails. All appliances stay. Home is move in ready!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			NO LISTING HISTORY				
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	\$308,000	\$308,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
RURAL LOCATION, HAD TO EXPAND SEARCH TO FIND COMPS FOR THE REPORT		

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



Street

Listing Photos

L1 17642 VINE LANE SE
Yelm, WA 98597



Front

L2 18216 Rampart dr se
Yelm, WA 98597



Front

L3 18401 RAMPART DR SE
Yelm, WA 98597



Front

Sales Photos

S1 18108 E CLEAR LAKE BLVD SE
Yelm, WA 98597



Front

S2 18623 RAMPART DR SE
Yelm, WA 98597



Front

S3 21718 S TERRA LANE SE
Yelm, WA 98597



Front

ClearMaps Addendum

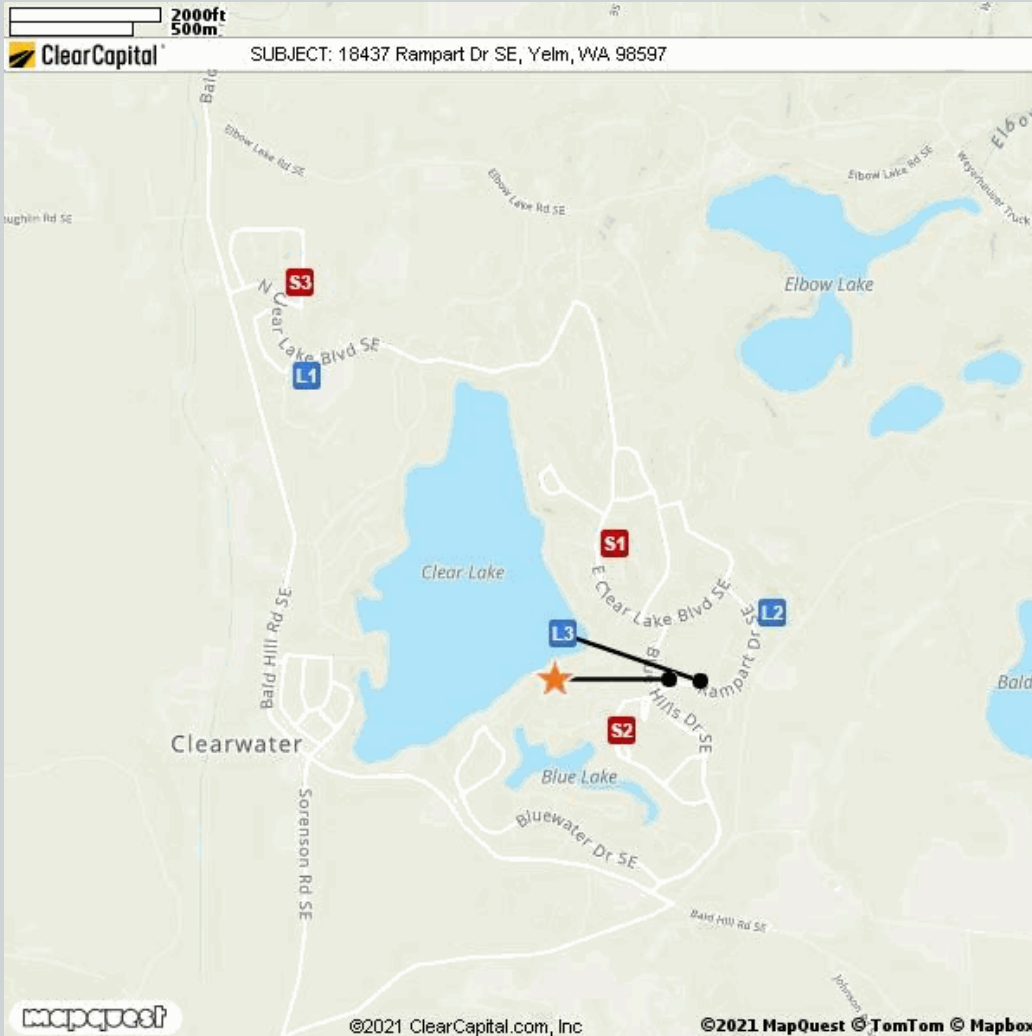
Address ★ 18437 Rampart Drive Se, Yelm, WA 98597

Loan Number 42870

Suggested List \$308,000

Suggested Repaired \$308,000

Sale \$305,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	18437 Rampart Drive Se, Yelm, WA 98597	--	Parcel Match
L1	Listing 1	17642 Vine Lane Se, Yelm, WA 98597	1.11 Miles ¹	Parcel Match
L2	Listing 2	18216 Rampart Dr Se, Yelm, WA 98597	0.24 Miles ¹	Parcel Match
L3	Listing 3	18401 Rampart Dr Se, Yelm, WA 98597	0.07 Miles ¹	Parcel Match
S1	Sold 1	18108 E Clear Lake Blvd Se, Yelm, WA 98597	0.32 Miles ¹	Parcel Match
S2	Sold 2	18623 Rampart Dr Se, Yelm, WA 98597	0.21 Miles ¹	Parcel Match
S3	Sold 3	21718 S Terra Lane Se, Yelm, WA 98597	1.27 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	Mandy Brymer	Company/Brokerage	Pierce Properties
License No	49605	Address	109 Washington Ave N #A Eatonville WA 98328
License Expiration	10/07/2021	License State	WA
Phone	2536864085	Email	reomandy@gmail.com
Broker Distance to Subject	9.90 miles	Date Signed	01/01/2021

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

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.