

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	6816 Treehaven Road, Fort Worth, TX 76116	Order ID	7418051	Property ID	30614058
Inspection Date	07/09/2021	Date of Report	07/13/2021		
Loan Number	42875	APN	02415127		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	BPOupdate_0707	Tracking ID 1	BPOupdate_0707
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LIG	Condition Comments Subject property appears to be in overall average to good condition. No repairs or deferred maintenance is noted as needed from curbside. It does not appear to have had any recent repairs or updates. It conforms to the neighborhood as to quality, age, condition & style. No negatives noted with the property & it appears to have similar amenities to the other homes in the area.
R. E. Taxes	\$5,336	
Assessed Value	\$194,500	
Zoning Classification	RESD. SINGLE FAMILY	
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	Urban	Neighborhood Comments Neighborhood of equal quality construction, similar ages & for the most part homes & yards are maintained in the area. It is close to all shopping & schools as well as having easy access to downtown & other areas of the city. No commercial influences & no other negative influences are noted or known. It is not an REO neighborhood. Average DOM for the area is just under 30 days. 28 days. There are 20 active properties in the immediate neighborhood & there were 21 sales in the last 6 months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$649,900	
Market for this type of property	Increased 15 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6816 Treehaven Road	7037 Valhalla Rd.	7000 Treehaven Rd.	6809 Springhill 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.	--	0.33 ¹	0.20 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$342,000	\$339,900	\$400,000
List Price \$	--	\$325,000	\$329,900	\$380,000
Original List Date		05/26/2021	06/01/2021	05/21/2021
DOM · Cumulative DOM	-- · --	45 · 48	40 · 42	52 · 53
Age (# of years)	57	60	61	64
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	1,800	1,804	1,860	1,848
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	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	.23 acres	.20 acres	.20 acres	.25 acres
Other	fence, patio	fence, patio	fence, patio	fence, patio

* 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.

Current Listings - Cont.

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

- Listing 1** Very similar size & age home in the same subdivision & schools as the subject. Superior for 3 rd bathroom but overall appears to have similar amenities also. Owner offering a \$1500. credit for designer options to make it their own. Appears to be in similar condition to subject. The \$1500 could also be used toward closing cost. No adjustments appear to be needed.
- Listing 2** Same subdivision & schools as the subject. Equal quality construction & is similar age & appears to be similar condition & have equal amenities. No concessions offered. No adjustments appear to be needed.
- Listing 3** Same subdivision & schools as the subject. Appears to be in equal condition. MLS notes it had extensive renovations done in 2014. Appears to be equal condition to others in the neighborhood. Similar size, age & amenities. No concessions are offered.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6816 Treehaven Road	6928 Treehaven Rd.	6945 Valhalla Rd.	6904 Trappingham Terr.
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.	--	0.16 ¹	0.19 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,500	\$340,000	\$359,900
List Price \$	--	\$325,500	\$340,000	\$349,888
Sale Price \$	--	\$317,000	\$337,000	\$375,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	05/28/2021	06/24/2021	06/24/2021
DOM · Cumulative DOM	-- · --	15 · 36	19 · 50	11 · 42
Age (# of years)	57	61	59	67
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	1.5 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,800	1,862	1,897	1,861
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	8	8	9	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	.23 acres	.22 acres	.23 acres	.30 acres
Other	fence, patio	fence, patio	fence, patio	fence, patio, slab for pergola
Net Adjustment	--	\$0	-\$8,625	-\$5,000
Adjusted Price	--	\$317,000	\$328,375	\$370,000

* 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** Very similar size & age home in the same subdivision & schools as the subject. Appears to be in equal condition. MLS notes the baths & kitchen have been updated but not when & it does not appear to be recent. No closing was reported as pd even though sold FHA. SF difference is less than 100 SF. No adjustments appear to be needed.
- Sold 2** ADJ. -\$8625 for closing cost pd. Used tax records SF as MLS had 1935 SF but no info as to why. Similar home in the same subdivision & schools as the subject. Tax indicates there is a bonus room & it is 2 sty. because of that. Bonus room may be over garage. No adjustments appear to be needed except for closing pd. Extra 1/2 bath would probably be associated with bonus room as other similar homes in the neighborhood do not have 1/2 baths.
- Sold 3** No closing reported as pd. & no information as to why it sold over final listing. MLS did not note receiving multi offers. Lot is slightly larger than the average size in the area & MLS notes there has been a large slab added to increase the indoor-outdoor flow for a large pergola to be added. It is currently decked over. It has had updates but none noted recently. It is an agent owned owner occupied property & is well maintained. Appears buyer just pd. over final list. Same subdivision & schools as the subject & 1 of most recent sales in area. ADJ. -5K for having covered patio & open deck. No other adjustments appear to be needed. SF difference is less than 100 SF.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No current active listings located on the subject & checked all available resources. Located 4 sales history information on the subject. Most recent sale was 01/18/2021. Other sales were in 2018 & 2016 & 2007. Only other listings located were for leased times in 2010 & twice in 2012.			
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
07/11/2020	\$279,500	12/02/2020	\$259,900	Sold	01/18/2021	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$334,900	\$334,900
Sales Price	\$328,000	\$328,000
30 Day Price	\$319,000	--
Comments Regarding Pricing Strategy		
All comps. were considered equally as all were in the same subdivision as the subject & all appear to be equal quality & similar condition & ages. All needed adjustments & any known differences were also considered. All were 3 month solds & the most recent listings that were comparable to the subject. Would anticipate the subject selling within typical marketing time & the anticipated market value is a full value & not abbreviated because of short marketing time.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 7037 VALHALLA RD.
Fort Worth, TX 76116



Front

L2 7000 TREEHAVEN RD.
Fort Worth, TX 76116



Front

L3 6809 SPRINGHILL RD.
Fort Worth, TX 76116



Front

Sales Photos

S1 6928 TREEHAVEN RD.
Fort Worth, TX 76116



Front

S2 6945 VALHALLA RD.
Fort Worth, TX 76116



Front

S3 6904 TRAPPINGHAM TERR.
Fort Worth, TX 76116



Front

ClearMaps Addendum

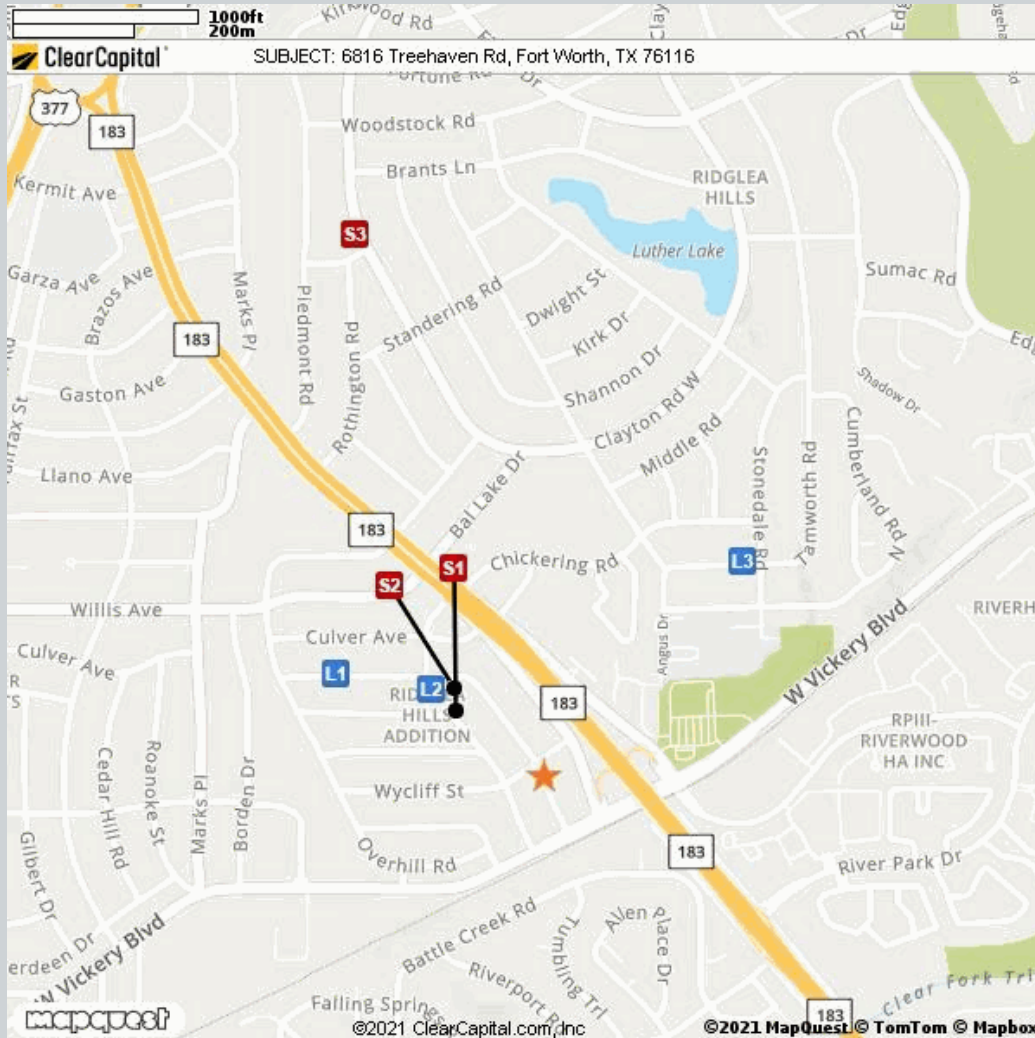
Address ★ 6816 Treehaven Road, Fort Worth, TX 76116

Loan Number 42875

Suggested List \$334,900

Suggested Repaired \$334,900

Sale \$328,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6816 Treehaven Road, Fort Worth, TX 76116	--	Parcel Match
L1 Listing 1	7037 Valhalla Rd., Fort Worth, TX 76116	0.33 Miles ¹	Parcel Match
L2 Listing 2	7000 Treehaven Rd., Fort Worth, TX 76116	0.20 Miles ¹	Parcel Match
L3 Listing 3	6809 Springhill Rd., Fort Worth, TX 76116	0.44 Miles ¹	Parcel Match
S1 Sold 1	6928 Treehaven Rd., Fort Worth, TX 76116	0.16 Miles ¹	Parcel Match
S2 Sold 2	6945 Valhalla Rd., Fort Worth, TX 76116	0.19 Miles ¹	Parcel Match
S3 Sold 3	6904 Trappingham Terr., Fort Worth, TX 76116	0.83 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	05/31/2023	License State	TX
Phone	8179663999	Email	dale@daleerwin.com
Broker Distance to Subject	6.03 miles	Date Signed	07/13/2021

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.