

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	24098 Wilde Drive, Magnolia, TX 77355	Order ID	7027521	Property ID	29302793
Inspection Date	01/07/2021	Date of Report	01/08/2021		
Loan Number	42957	APN	9552-00-03200		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	0105BPO	Tracking ID 1	0105BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Clayton Russell	Condition Comments It is not known if the subject road is public or private. The subject appears in average condition from the street view.
R. E. Taxes	\$5,500	
Assessed Value	\$271,790	
Zoning Classification	R-1	
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	Williams Trace 281-857-6027	
Association Fees	\$300 / Year (Other: common areas)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a maintained neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$130,567 High: \$250,900	
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	24098 Wilde Drive	28057 Irving	24176 Wilde	22035 Angelico
City, State	Magnolia, TX	Magnolia, TX	Magnolia, TX	Magnolia, TX
Zip Code	77355	77355	77355	77355
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ²	0.10 ²	0.10 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$226,900	\$226,900	\$255,900
List Price \$	--	\$226,900	\$226,900	\$255,900
Original List Date		01/05/2021	10/09/2020	10/09/2020
DOM · Cumulative DOM	-- · --	3 · 3	91 · 91	91 · 91
Age (# of years)	2	1	1	1
Condition	Average	Average	Average	Average
Sales Type	--	Auction	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	1.5 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,674	1,882	1,882	2,571
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2 · 1	3 · 2 · 1	5 · 2 · 1
Total Room #	9	6	6	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	0.11 acres	0.11 acres	0.26 acres
Other	n, a	n, a	n, a	n, a

* Listing 3 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 spacious two-story home features an open floor plan with 3 bedrooms and 2.5 baths. The chef-ready kitchen includes a full suite of new energy-efficient appliances, granite counter tops and espresso-stained wood cabinets. A spacious family room and dining room overlook the back patio and fenced back yard. Upstairs, a luxuriously large owner's suite with 2 large walk-in closets and a spa-like bathroom provides a true retreat. Two secondary bedrooms provide additional space for children, guests or hobbies.
- Listing 2** The Mesquite Plan by LGI Homes. This spacious two-story home features an open floor plan with 3 bedrooms and 2.5 baths. The chef-ready kitchen includes a full suite of new energy-efficient appliances, granite counter tops and espresso-stained wood cabinets.
- Listing 3** 5 bedrooms and 2.5 bathrooms offers a true retreat for the whole family, showcasing an expansive family room downstairs and a spacious game room upstairs. The chef-ready kitchen is equipped with granite counter tops, abundant cabinet storage, and a full set of Whirlpool brand appliances. A private, downstairs master suite includes a separate garden tub, step-in shower and large walk-in closet. Four secondary bedrooms and a large full bathroom with separate vanity area are located upstairs.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	24098 Wilde Drive	23050 Bellini	26243 Raphael	25175 Dickens
City, State	Magnolia, TX	Magnolia, TX	Magnolia, TX	Magnolia, TX
Zip Code	77355	77355	77355	77355
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ²	0.20 ²	0.10 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$234,900	\$242,900	\$250,900
List Price \$	--	\$234,900	\$242,900	\$250,900
Sale Price \$	--	\$234,000	\$242,900	\$250,900
Type of Financing	--	Fha	Fha	Unknown
Date of Sale	--	07/30/2020	10/28/2020	12/29/2020
DOM · Cumulative DOM	-- · --	60 · 146	89 · 168	144 · 187
Age (# of years)	2	1	1	1
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	1.5 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,674	2,571	2,571	2,571
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 2 · 1	5 · 2 · 1	5 · 2 · 1
Total Room #	9	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	0.12 acres	0.22 acres	0.36 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$731	-\$344	-\$1,844
Adjusted Price	--	\$234,731	\$242,556	\$249,056

* 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** The Driftwood Plan by LGI Homes. This gorgeous two-story home with 5 bedrooms and 2.5 bathrooms offers a true retreat for the whole family, showcasing an expansive family room downstairs and a spacious game room upstairs. The chef-ready kitchen is equipped with granite countertops, abundant cabinet storage, and a full set of Whirlpool brand appliances,
- Sold 2** A private, downstairs master suite includes a separate garden tub, step-in shower and large walk-in closet. Four secondary bedrooms and a large full bathroom with separate vanity area are located upstairs.
- Sold 3** Whirlpool brand appliances, including the refrigerator with and ice maker. A private, downstairs master suite includes a separate garden tub, step-in shower and large walk- in closet. Four secondary bedrooms and a large full bathroom with separate vanity area are located upstairs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No other history listed in the MLS in the past 12 months.					
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	\$243,000	\$243,000
Sales Price	\$243,000	\$243,000
30 Day Price	\$223,560	--
Comments Regarding Pricing Strategy		
<p>The subject is located in a newer neighborhood. All of the homes are very similar in color and style. I went back 12 months, out in distance .50 miles. It is not known if the subject taxes are current or if there are any legal issues. All comps used are within the subject neighborhood. The subject appears in average condition from the street view. All comps used are in similar locations and will compare and compete with the subject. There are currently 22 active listings, 1 pending, and 52 sold in the past 12 months within .50 miles from the subject area. I have completed all aspects of the valuation personally. The ones used are the best possible currently available comps within .50 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps. "This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Price."</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



Street



Other

Listing Photos

L1 28057 Irving
Magnolia, TX 77355



Front

L2 24176 Wilde
Magnolia, TX 77355



Front

L3 22035 Angelico
Magnolia, TX 77355



Front

Sales Photos

S1 23050 Bellini
Magnolia, TX 77355



Front

S2 26243 Raphael
Magnolia, TX 77355



Front

S3 25175 Dickens
Magnolia, TX 77355



Front

ClearMaps Addendum

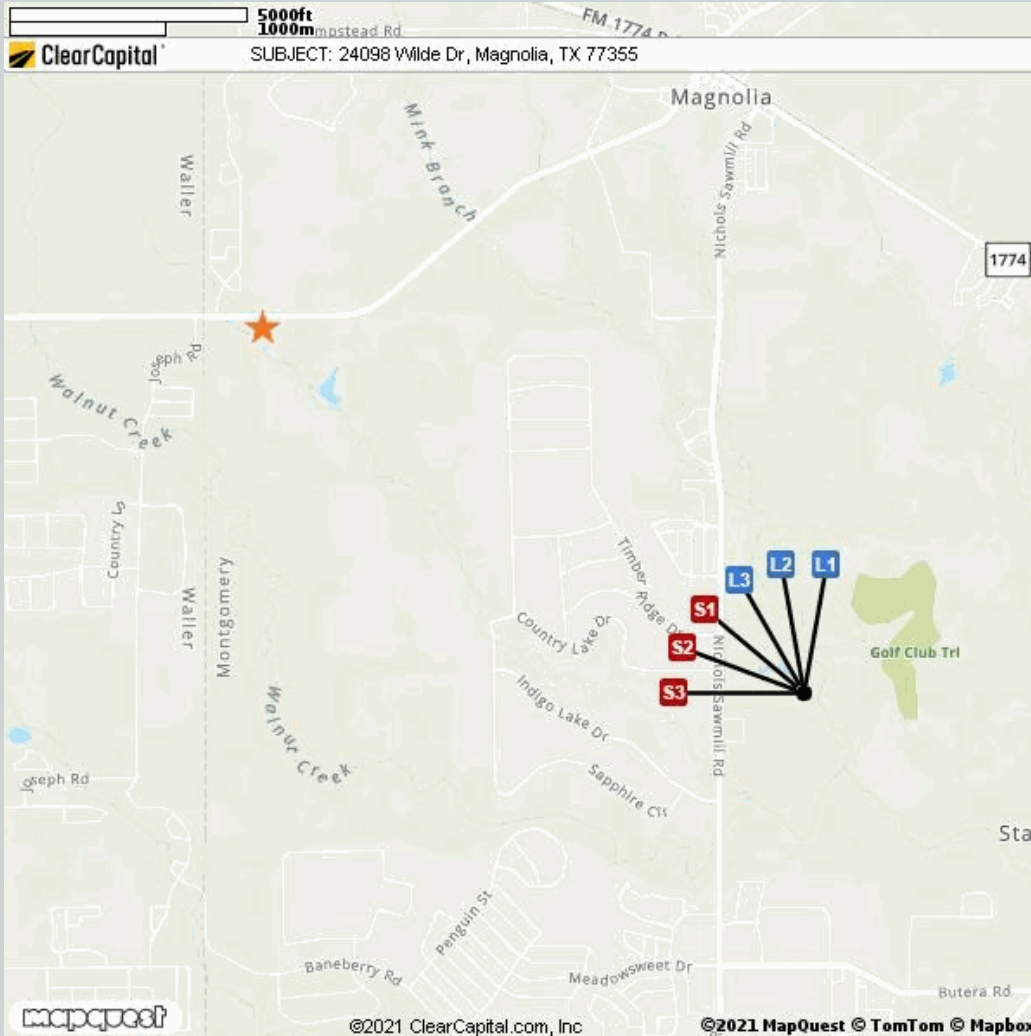
Address ★ 24098 Wilde Drive, Magnolia, TX 77355

Loan Number 42957

Suggested List \$243,000

Suggested Repaired \$243,000

Sale \$243,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	24098 Wilde Drive, Magnolia, TX 77355	--	Parcel Match
L1 Listing 1	28057 Irving, Magnolia, TX 77355	0.10 Miles ²	Unknown Street Address
L2 Listing 2	24176 Wilde, Magnolia, TX 77355	0.10 Miles ²	Unknown Street Address
L3 Listing 3	22035 Angelico, Magnolia, TX 77355	0.10 Miles ²	Unknown Street Address
S1 Sold 1	23050 Bellini, Magnolia, TX 77355	0.20 Miles ²	Unknown Street Address
S2 Sold 2	26243 Raphael, Magnolia, TX 77355	0.20 Miles ²	Unknown Street Address
S3 Sold 3	25175 Dickens, Magnolia, TX 77355	0.10 Miles ²	Unknown Street Address

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	Doris Ann Casseb	Company/Brokerage	Realty Associates
License No	0421125	Address	29 Camden Hills Dr. Montgomery TX 77356
License Expiration	04/30/2022	License State	TX
Phone	7132995532	Email	doris@doriscasseb.com
Broker Distance to Subject	19.49 miles	Date Signed	01/08/2021

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.