

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.

<b>Address</b>	1756 Claremont Drive, Los Banos, CA 93635	<b>Order ID</b>	7103669	<b>Property ID</b>	29545759
<b>Inspection Date</b>	02/13/2021	<b>Date of Report</b>	02/17/2021		
<b>Loan Number</b>	43360	<b>APN</b>	083-465-011-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Merced		

Tracking IDs					
<b>Order Tracking ID</b>	0211BPOS	<b>Tracking ID 1</b>	0211BPOS		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Salvador/Claudette Centero (Te)	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$3,145	Well Maintained no visible clear deferred maintenance seem from exterior inspection.
<b>Assessed Value</b>	\$276,645	
<b>Zoning Classification</b>	P-D	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	There are no current listings on the subject's street. There are only 1/2 Active/Pending comps and 2 sold comps in the last 6 months. None are REO sales. None of the SOLD COMPS support active prices. Market Trend denotes: That in the 6 months # for sale a decreased of -42.5% & # Sold also decreased -39.1%; MTD only # for sale show a decreased of -55.1% where # sold show an increased of 9.5% MTD. Avg Active Prices decreased -5.9% in the last 6 months where Average Sold Prices show an increase of 2.4%. MTD both Average active Price & Avg Sold prices show an increased of ...
<b>Sales Prices in this Neighborhood</b>	Low: \$339,000 High: \$500,025	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Neighborhood Comments

There are no current listings on the subject's street. There are only 1/2 Active/Pending comps and 2 sold comps in the last 6 months. None are REO sales. None of the SOLD COMPS support active prices. Market Trend denotes: That in the 6 months # for sale a decreased of -42.5% & # Sold also decreased -39.1%; MTD only # for sale show a decreased of -55.1% where # sold show an increased of 9.5% MTD. Avg Active Prices decreased -5.9% in the last 6 months where Average Sold Prices show an increase of 2.4%. MTD both Average active Price & Avg Sold prices show an increased of 31.3% / 22.8% respectively. The current # of months of inventory is .8 with 123% absorption rate based on closed sales. This indicative of a seller's market w/an avg days of market of less than 30 days. The Median Active Price is \$570K a slight increase from \$540K and \$550K in the last couple of months; The median sold prices is \$450K no change since the last couple of months. Sold/List Diff % is 100

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1756 Claremont Drive	1895 Hartnell Ct	1870 Boalt Dr	2546 Canvasback Dr
<b>City, State</b>	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
<b>Zip Code</b>	93635	93635	93635	93635
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	0.13 <sup>1</sup>	0.91 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$475,000	\$485,000	\$515,000
<b>List Price \$</b>	--	\$475,000	\$463,000	\$479,000
<b>Original List Date</b>		01/04/2021	10/08/2020	11/16/2020
<b>DOM · Cumulative DOM</b>	-- · --	39 · 44	89 · 132	60 · 93
<b>Age (# of years)</b>	33	20	35	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,533	2,497	2,515	2,909
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 3	5 · 3
<b>Total Room #</b>	10	10	10	11
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	.17 acres	.1530 acres	.1469 acres	.22 acres
<b>Other</b>	CompShingle, Porch, FP	TileRoof, Porch, FP, CHVAC	TileRoof, Porch, FP, CHVAC	Tilerroof, Balcony, Porch, FP, CHVAC

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Reg Sale, 00, Corner Lot with attached garage, tile roof and solar panels. this comp is slightly newer in year built & slightly smaller in sq footage. Same room count same 2 story functional layout & corner lot. There are no other sold/listing history for this comp in the last 12 months.
- Listing 2** Reg Sale, 00, Solar Panels Lease to be assume by buyer at \$199/month. 2 price reductions since listed. This comp is close in square footage to subject and close in year built, and same in room count. Has tile roof, 3 car attached with a Pool. There is no other sold/listing history found for this comp in the last 12 months.
- Listing 3** Reg Sale, Pending since 2/9/21, 00, Due to the limited # of act/pending listing, expanded radius beyond .5 mile RADIUS. Using this comp is similar in functional layout with larger room count, newer in year built and larger in sq footage. There is no other sold/listing history found for this comp in the last 12 months.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1756 Claremont Drive	1942 Davis Dr	2301 S Creekside Dr	1888 Chapman Dr
<b>City, State</b>	Los Banos, CA	Los Banos, CA	Los Banos, CA	Los Banos, CA
<b>Zip Code</b>	93635	93635	93635	93635
<b>Datasource</b>	Tax Records	MLS	Public Records	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.88 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$373,500	\$410,000	\$415,000
<b>List Price \$</b>	--	\$373,500	\$410,000	\$415,000
<b>Sale Price \$</b>	--	\$373,500	\$410,000	\$420,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/04/2020	09/04/2020	09/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	286 · 279	5 · 30	71 · 75
<b>Age (# of years)</b>	33	22	17	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,533	2,075	2,438	2,681
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 3	5 · 3
<b>Total Room #</b>	10	7	10	11
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.17 acres	.14 acres	.20 acres	.17 acres
<b>Other</b>	CompShingle, Porch, FP	TileRoof, Porch, FP, CHVAC	Compshingles, Porch, PC, CHVAC, FP	TileRoof, Porch, FP, CHVAC
<b>Net Adjustment</b>	--	+\$10,425	+\$75	-\$6,100
<b>Adjusted Price</b>	--	\$383,925	\$410,075	\$413,900

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Reg Sale, 00, Conventional, Multiple Offers: 2, 31 days in Escrow, \$0 BCC's. This comp is smaller 1 story functional layout with less room count & smaller in square footage but it is close in year built and smaller lot size. There is no other sold/listing history found for this comp in the last 12 months. The Adjustment are made for square footage difference, year built, lot size, 3 car garage attached.
- Sold 2** Reg Sale, 00, Conventional, Multiple Offers: 5, 25 days in Escrow, \$0 BCC's. Due to the limited # of sold comps less than 60 days olds, used this comp as it is close in proximity. Many upgrades through out the house as noted on MLS. It is newer in year built and sits in a large lot but close in room count and functional layout as subject. There is no other sold/listing history for this comp in the last 12 months. The adjustment are made for square footage, year built, lot size, car garage.
- Sold 3** Reg Sale, 00, Conventional, Multiple Offers: 2, 13 days in Escrow, \$0 BCC's. Due to the # of recent solds (less than 60 days), used this comp as it is close in proximity to subject it is similar in 2 story functional layout, with larger room count, and larger in square footage but slightly older in year built & larger lot size. There is no other sold/listing history found for this comp in the last 12 months. The adjustments are made for room count, square footage, year built.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Searched MLS / CRMLS and other internet Real Estate Sites, did not find a listing or a sold/listing history in the last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$413,000	\$413,000
<b>Sales Price</b>	\$413,000	\$413,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
Using the client search criteria requirements there are only less than a handful of comps. Expanded RADIUS To 1 mile to get comps - sold comps used do not support current active comps. It is unreasonable to expanded radius to get comps in the same price. Greatest weight is given to SOLD 2.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street



### Subject Photos



Street



Other

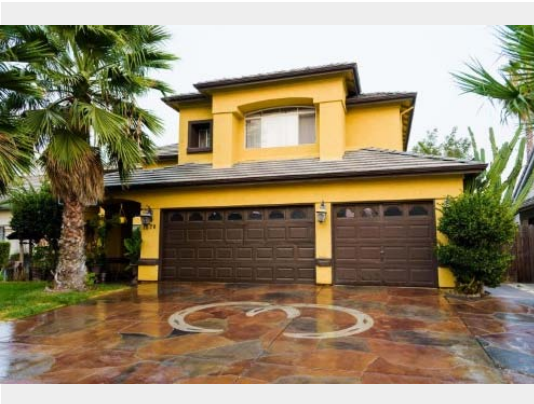
## Listing Photos

**L1** 1895 Hartnell Ct  
Los Banos, CA 93635



Front

**L2** 1870 Boalt Dr  
Los Banos, CA 93635



Front

**L3** 2546 Canvasback Dr  
Los Banos, CA 93635



Front

## Sales Photos

**S1** 1942 Davis Dr  
Los Banos, CA 93635



Front

**S2** 2301 S Creekside Dr  
Los Banos, CA 93635



Front

**S3** 1888 Chapman Dr  
Los Banos, CA 93635



Front

### ClearMaps Addendum

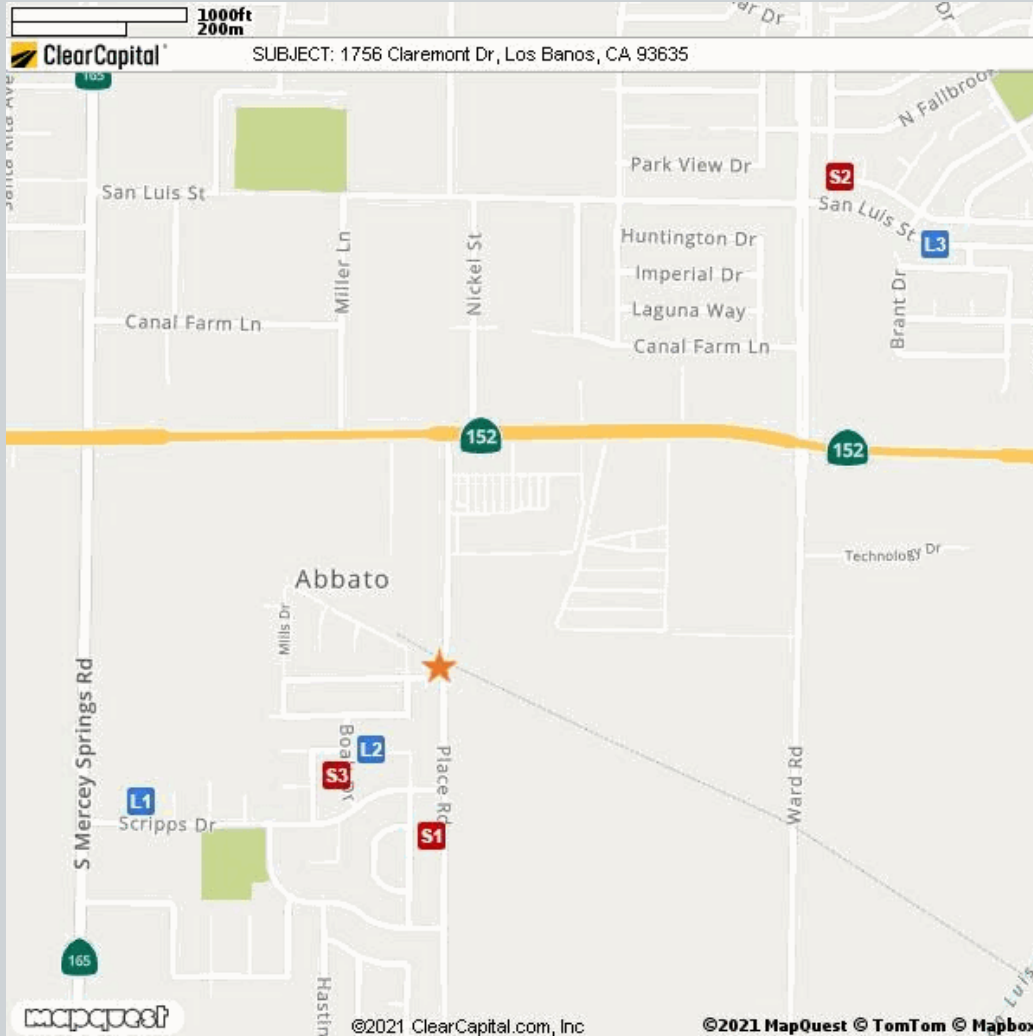
**Address** ★ 1756 Claremont Drive, Los Banos, CA 93635

**Loan Number** 43360

**Suggested List** \$413,000

**Suggested Repaired** \$413,000

**Sale** \$413,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1756 Claremont Drive, Los Banos, CA 93635	--	Parcel Match
L1 Listing 1	1895 Hartnell Ct, Los Banos, CA 93635	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1870 Boalt Dr, Los Banos, CA 93635	0.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2546 Canvasback Dr, Los Banos, CA 93635	0.91 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1942 Davis Dr, Los Banos, CA 93635	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2301 S Creekside Dr, Los Banos, CA 93635	0.88 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1888 Chapman Dr, Los Banos, CA 93635	0.19 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Rosalyn Santiago	<b>Company/Brokerage</b>	Paradise Realty
<b>License No</b>	01501503	<b>Address</b>	1125 5th Street Suite F Los Banos CA 93635
<b>License Expiration</b>	11/28/2022	<b>License State</b>	CA
<b>Phone</b>	2095095032	<b>Email</b>	rozsantiagorealtor@gmail.com
<b>Broker Distance to Subject</b>	1.42 miles	<b>Date Signed</b>	02/16/2021

*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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**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.**