

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	18219 Sea Branch Drive, Houston, TX 77084	Order ID	7323921	Property ID	30391473
Inspection Date	05/27/2021	Date of Report	05/27/2021		
Loan Number	43503	APN	1263880040007		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	0526BPO_Citi	Tracking ID 1	0526BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Nationstar Mtg LLC	Condition Comments	
R. E. Taxes	\$203,344	Type: SFD, Style: Colonial, Condition: Average, Year Built: 2005, GLA: 2831 Sq. Ft., Total Rooms: 9, Bedrooms: 4, Baths: 2.5.	
Assessed Value	\$203,344		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Neighborhood has a low crime rate.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$8,900		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$8,900		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a Urban area. With a general similarity of design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$300,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	18219 Sea Branch Drive	3435 Zephyr Glen Way	18302 Sea Branch Drive	18319 Fairhope Oak Court
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77084	77084	77084	77084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.04 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$238,000	\$245,000	\$250,000
List Price \$	--	\$238,000	\$245,000	\$250,000
Original List Date		03/25/2021	05/13/2021	05/10/2021
DOM · Cumulative DOM	-- · --	4 · 63	0 · 14	17 · 17
Age (# of years)	16	11	16	13
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,831	2,279	3,024	2,793
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	9	9	10	9
Garage (Style/Stalls)	None	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	0.15 acres	0.11 acres	0.15 acres	0.21 acres
Other	None	None	None	None

* 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.

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

Listing 1 Comparable: Age within 10 years, Similar Acreage, Condition, Half Baths, Bedrooms, Full Baths, Quality, Smaller GLA +440 AC,+13k GLA,\$13688

Listing 2 Comparable: Lot within 20% variance, Age within 10 years, Similar Bedrooms, Condition, Half Baths, Quality, Larger GLA, More Full Baths -4k GLA,-4k FB,\$-8632

Listing 3 Comparable: Age within 10 years, GLA within 100 sq.ft., Similar Condition, Bedrooms, Quality, Acreage, Full Baths, Half Baths - 660 AC,\$-660

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18219 Sea Branch Drive	3606 Clipper Winds Way	18218 Sea Branch Drive	18211 Wild Orchid Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77084	77084	77084	77084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.03 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,990	\$217,900	\$189,000
List Price \$	--	\$239,990	\$217,900	\$189,000
Sale Price \$	--	\$240,000	\$215,000	\$195,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/27/2021	12/31/2020	01/05/2021
DOM · Cumulative DOM	-- · --	47 · 48	78 · 79	54 · 55
Age (# of years)	16	12	16	15
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,831	3,000	2,688	2,172
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	10	9	9
Garage (Style/Stalls)	None	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	0.15 acres	0.11 acres	0.15 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$3,616	+\$3,432	+\$15,816
Adjusted Price	--	\$236,384	\$218,432	\$210,816

* 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** Comparable: Age within 10 years, Similar Bedrooms, Full Baths, Condition, Quality, Acreage, Half Baths, Larger GLA +440 AC,-4k GLA,\$-3616
- Sold 2** Comparable: Age within 10 years, Lot within 20% variance, Similar Half Baths, Full Baths, Condition, Quality, Bedrooms, Smaller GLA +3k GLA,\$3432
- Sold 3** Comparable: Age within 10 years, Similar Full Baths, Half Baths, Condition, Quality, Bedrooms, Smaller GLA +15k GLA,\$15816

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	ALTA REALTY COMPANY, LLC	Subject property was listed on 01/06/2021.					
Listing Agent Name	Pelaure-Rochelle Jones						
Listing Agent Phone	832-637-3700						
# 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	\$225,000	\$233,900
Sales Price	\$215,000	\$223,900
30 Day Price	\$197,800	--
Comments Regarding Pricing Strategy		
<p>Average condition with deficiencies. Rottenwood on trim board around windows and trim. Wood replacement \$1500 and paint. Multiple areas of high soil's, HVAC needs to be serviced, and covered patio needs to be demoed \$1000. Garage door is damaged lower panel \$400. The roof is near its end of life expectancy. Roof replacement \$6000 The value as of today is \$215000, with typical marketing time at 7 days. There is currently a shortage of homes on the market creating fewer choices for buyers. This in turn is creating a lower than average DOM for homes on the market with high buyer competition. Over 50% of all homes listed/sold on the market are fair market. This statistic, coupled with a shortage of homes on the market is causing prices to increase. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with the following variances: GLA : 23; Age : -5/+0 years; Sale Dates : 4; Proximity : 1; Month Supply : 1.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition with \$8,900 recommended in total repairs. Comps are similar in characteristics, located
Notes within 0.55 miles and the sold comps closed within the last 5 months. The market is reported as having increased 1% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Back



Back



Street

Subject Photos



Street



Other



Other



Other



Other



Other

Subject Photos



Other



Other



Other



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 3435 Zephyr Glen Way
Houston, TX 77084



Front

L2 18302 Sea Branch Drive
Houston, TX 77084



Front

L3 18319 Fairhope Oak Court
Houston, TX 77084



Front

Sales Photos

S1 3606 Clipper Winds Way
Houston, TX 77084



Front

S2 18218 Sea Branch Drive
Houston, TX 77084



Front

S3 18211 Wild Orchid Drive
Houston, TX 77084



Front

ClearMaps Addendum

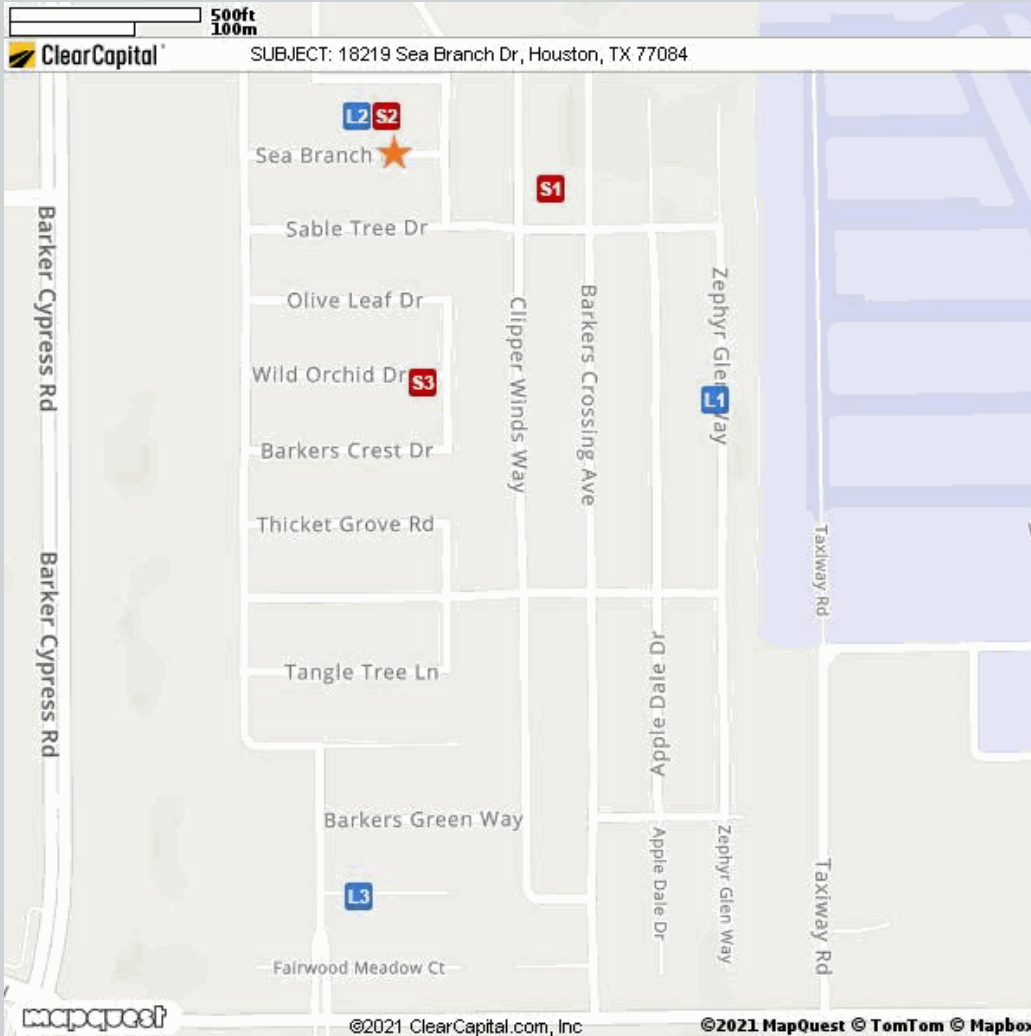
Address ★ 18219 Sea Branch Drive, Houston, TX 77084

Loan Number 43503

Suggested List \$225,000

Suggested Repaired \$233,900

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18219 Sea Branch Drive, Houston, TX 77084	--	Parcel Match
L1 Listing 1	3435 Zephyr Glen Way, Houston, TX 77084	0.30 Miles ¹	Parcel Match
L2 Listing 2	18302 Sea Branch Drive, Houston, TX 77084	0.04 Miles ¹	Parcel Match
L3 Listing 3	18319 Fairhope Oak Court, Houston, TX 77084	0.55 Miles ¹	Parcel Match
S1 Sold 1	3606 Clipper Winds Way, Houston, TX 77084	0.12 Miles ¹	Parcel Match
S2 Sold 2	18218 Sea Branch Drive, Houston, TX 77084	0.03 Miles ¹	Parcel Match
S3 Sold 3	18211 Wild Orchid Drive, Houston, TX 77084	0.17 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Gary Hartwell	Company/Brokerage	Carrington
License No	462174	Address	21622 Live Oaks Spring Dr. Katy TX 77450
License Expiration	09/30/2021	License State	TX
Phone	8326553600	Email	hartwell@mlsdot.com
Broker Distance to Subject	5.71 miles	Date Signed	05/27/2021

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.