

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	1629 N Curryer Street, Santa Maria, CA 93458	Order ID	7128539	Property ID	29644366
Inspection Date	02/25/2021	Date of Report	02/28/2021		
Loan Number	43528	APN	117402010		
Borrower Name	Redwood Holdings LLC	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	0224BPO	Tracking ID 1	0224BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HAI THI KELLER	Condition Comments	
R. E. Taxes	\$1,660	<p>Legal Description: NORTH PARK HOMES UNIT 2 LOT 10 BLK B Built in 1962, the subject is an older 3-bedroom, 2.0 bathroom single family residence home with 1,288 square foot of living area. The subjects lot size is 0.14 acres (6,098 sq. foot lot) Quality of construction is Q4 rating. Condition rating is estimated to be C4 condition rating. The subject has an attached (2) car garage per inspection. No items noted for repair. All exterior components visible at the time of inspection appear to be serviceable. The subject conforms to the surrounding homes in its neighborhood in age, architectural style, quality of construction and size.</p>	
Assessed Value	\$148,132		
Zoning Classification	Residential		
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	
Local Economy	Stable	<p>The subject is located in a older, non gated neighborhood of SFR homes near N Railroad Avenue, west of Broadway, south of W Taylor Street and north of Donovan Road in northwest Santa Maria. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. Inventory of available homes for sale is extremely low in all areas of Santa Maria. Demand exceeds supply. Multiple offers common. List price escalation has been pronounced in the last (90) days with rapidly rising sales prices due to demand and low inventory of homes for sale in Santa Maria. Buyer demand rem...</p>	
Sales Prices in this Neighborhood	Low: \$320000 High: \$425000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a older, non gated neighborhood of SFR homes near N Railroad Avenue, west of Broadway, south of W Taylor Street and north of Donovan Road in northwest Santa Maria. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. Inventory of available homes for sale is extremely low in all areas of Santa Maria. Demand exceeds supply. Multiple offers common. List price escalation has been pronounced in the last (90) days with rapidly rising sales prices due to demand and low inventory of homes for sale in Santa Maria. Buyer demand remains strong despite the economic effects of the pandemic on the local economy and jobs. Marketing time is abbreviated. Notices of default on the rise. REO sales are rare currently due to the federal moratorium on no foreclosures. Standard retail sales are driving sales prices in the current market. This area has high prevalence of FHA financed homes with seller concessions for buyers closing costs. Due to rapidly appreciating sales prices, active comps should be given equal weight in the analysis of the subjects 90- 120 market value.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1629 N Curryer Street	640 W Grant Street	520 W Williams Street	1415 N Railroad Avenue
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.09 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$407,500	\$375,000
List Price \$	--	\$385,000	\$425,000	\$375,000
Original List Date		02/04/2021	01/12/2021	01/14/2021
DOM · Cumulative DOM	-- · --	6 · 24	14 · 47	42 · 45
Age (# of years)	59	59	59	60
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,390	1,356	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2	3 · 2
Total Room #	6	5	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.15 acres	0.14 acres
Other	--	--	Updated Counters at Kitchen	Needs TLC

* 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** Listing #1 is a fair market sale. List #1 is located in the same general neighborhood of homes in northwest Santa Maria, approx. 0.25 miles away from the subject. The subject has similar neighborhood lot location value to List #1 - both homes have interior of neighborhood lot locations. List #1 is a (1) story, Ranch styled SFR home like the subject. Similar Q4 quality of construction rating like the subject. Age of construction is the same as the subject - both homes were built in 1962. List #1 has the same bedroom count as the subject. The subject has superior (2.0) bathroom count. List #1 has inferior (1.5) bathroom count. List #1 has inferior room count to the subject. List #1 has a superior sized floor plan and superior GLA values over the subject. The subject has a similar sized lot to List #1 and similar lot and land value to List #1, with edge to List #1. Both homes have an attached (2) car garage. List #1 has estimated similar C4 condition rating (average) like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #1 - both homes have neighborhood views only. With adjustments, List #1 has estimated similar fair market resale value to the subject. List #1 is the most heavily weighted listing comp and is estimated to be in line with the range of the subjects current resale value. Best LIST comp.
- Listing 2** Listing #2 is a fair market sale per MLS information. List #2 is located in the same immediate neighborhood as the subject, approximately 0.09 miles away from the subject. The subject has the same neighborhood lot location value to List #2. List #2 is a (1) story, Ranch styled home like the subject. Estimated similar Q4 quality of construction rating like the subject. Age of construction is the same as the subject - List #2 and the subject were both built in 1962. List #2 has superior bedroom count over the subject. Both homes have (2.0) bathroom count List #2 has superior room count over the subject. List #2 has superior GLA values over the subject. List #2 has a slightly superior sized lot over the subject and slightly superior lot and land value over the subject. Both homes have an attached (2) car garage. List #2 has estimated similar C4 condition rating like the subject, with edge to List #2 as MLS information indicates it has undergone some updates and has new granite kitchen counters. The Both homes have fenced side and rear yards. Both homes have landscaped yards. View amenity at the subject is estimated to be similar to List #2 - both homes have neighborhood views only. With adjustments, the subject has estimated inferior fair market resale value to List #2 due to List #2 superior room count, slightly superior GLA values, superior overall condition and slightly superior sized lot over the subject. The subject is estimated to have inferior fair market resale value to List #2 with adjustments, but fair market resale values are estimated to be in range.
- Listing 3** List #3 is a arms length sale per MLS information. List #3 is located in the same general area of east Santa Maria as the subject, approximately 0.24 miles away from the subject in a like kind older neighborhood of SFR homes. List #3 has similar age of construction. List #3 is a (10 year older home than the subject. Neighborhood lot location value is inferior to the subject. List #3 fronts a busy road and has adverse lot location influence on its resale value. List #3 is a (1) story home with Ranch styled architecture like the subject. Estimated similar Q4 quality of construction rating. List #3 has the same bedroom count and bathroom count as the subject. List #3 has the same room count as the subject. List #3 has a inferior sized floor plan and inferior GLA values to the subject. The subject has the same sized lot as List #3 and estimated similar lot and land value to List #3. List #3 has a inferior (1) car garage. The subject has a superior attached (2) car garage. Both homes have estimated similar C4 condition ratings (average) with estimated edge to the subject as List #3 needs cosmetic repairs and is dated per MLS photos. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #3 - neighborhood views only. With adjustments, The subject has estimated superior fair market resale value over List #3, with edge to the subject for its superior GLA values, estimated superior overall condition, superior attached (2) car garage and superior neighborhood lot location value over List #3. List #3 is estimated to have inferior fair market resale value to the subject. The subject is superior.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1629 N Curryer Street	1642 Pleman Place	510 E Taylor Street	1641 N Depot Street
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93454	93458
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.83 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$389,000	\$363,500
List Price \$	--	\$399,000	\$389,000	\$363,500
Sale Price \$	--	\$400,000	\$398,000	\$376,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/31/2020	12/02/2020	04/28/2020
DOM · Cumulative DOM	-- · --	9 · 74	1 · 63	16 · 49
Age (# of years)	59	62	59	62
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,344	1,288	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 1 · 1
Total Room #	6	7	6	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	0.14 acres	0.14 acres	0.14 acres	0.14 acres
Other	--	Remodeled	\$6,000 seller credit	Backs Busy Street
Net Adjustment	--	-\$6,860	\$0	+\$26,360
Adjusted Price	--	\$393,140	\$398,000	\$402,360

* 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** Sold #1 was a standard sale per MLS profile info. Sold #1 is located in the same immediate neighborhood in Santa Maria as the subject, approximately 0.08 miles away from the subject. Sold Comp #1 is a (1) story, Ranch styled SFR home like the subject. Sold #1 has similar age of construction to the subject - Sold #1 is a (3) year older home (+\$1,500) The subject has the same bedroom and bathroom count as Sold #1 (\$0) Sold #1 has superior room count over the subject per both properties tax record info (-\$5,000) Quality of construction and build at Sold #1 is similar to the subject - both homes have estimated similar Q4 quality of construction ratings (\$0) Sold #1 has slightly superior GLA values over the subject (-\$3,360) Condition rating of Sold #1 is estimated to be superior C3 condition rating over the subject as MLS info and photos indicate that Sold #1 has been updated and remodeled (-\$20,000) Sold #1 has the same sized lot as the subject and similar lot and land value to the subject (\$0) Sold #1 has similar lot location value as it is located at the interior of its neighborhood away from busy streets or commercial influences (\$0) Both homes have an attached (2) car garage amenity (\$0) Both homes have landscaped & fenced yards (\$0) View amenity at the subject is estimated to be similar to Sold #1 - neighborhood views only (\$0) Sold #1 is a dated sale. Prices have increased approximately 5% since Sold #1 closed escrow in late July of 2020, so a 5% upward adjustment of \$20,000 is added to the subjects adjusted value. With adjustments, the subject has a estimated \$6,860 downward adjustment to Sold #1. The subject is estimated to have similar fair market resale value to Sold #1 with adjustments between the two properties due to rising home values in Santa Maria since Sold #1 closed escrow. Subjects adjusted value: \$393,140. Sold #1 had conventional loan financing type with no reported credits or concessions per MLS information.
- Sold #2** Sold #2 was a investor sale per MLS profile info. Sold #2 is located in the same general area as the subject in Santa Maria, approximately 0.83 miles away from the subject. Sold #2 is a (1) story, Ranch styled SFR home like the subject. Sold #2 has the same age of construction as the subject - Sold #2 was built in 1962 like the subject (\$0) The subject has the same bedroom and bathroom count as Sold #2 (\$0) The subject has the same room count as Sold #2 (\$0) Quality of construction and build at Sold #2 is similar to the subject - both homes have similar Q4 quality of construction ratings (\$0) Sold #2 is a model match sized floor plan with the same GLA values as the subject (\$0) Condition rating of Sold #2 is estimated to be similar "C4" condition rating like the subject (\$0) Sold #2 has the same sized lot as the subject with estimated similar lot and land value to the subject (\$0) Both homes have an attached (2) car garage (\$0) Both homes have landscaped & fenced yards yards (\$0) View amenity at the subject is estimated to be similar to Sold #2 - neighborhood views only (\$0) Sold #2 is a current sale that has closed escrow in the last (90) days. Prices have increased slightly since Sold #2 closed escrow in early December 2020. With adjustments, the subject has a estimated ZERO adjustment to Sold #2 as profiles are model match type homes. The subject is estimated to have similar fair market resale value to Sold #2. Subjects adjusted value: \$398,000. Sold #2 had conventional loan financing type per MLS information, with a reported \$6,000 seller credit to the buyer for closing costs. Resale values are estimated to be close and in range. Sold #2 is the most heavily weighted SOLD comp and has estimated similar resale value to the subject with adjustments. Best SOLD comp. CONCESSIONS: \$6,000 CONCESSION CMTS: buyer credits for closing costs
- Sold #3** Sold #3 was a standard sale per MLS profile info. Sold #3 is located in the same immediate area as the subject in Santa Maria, approximately 0.13 miles away from the subject. Sold #3 (1) story, Ranch styled SFR home like the subject. Sold #3 has similar age of construction as the subject - Sold #3 was built in 1959 and is a (3) year older home than the subject (+\$1,500) Sold #3 has the superior bedroom count over the subject. The subject has superior (2.0) bathroom count. Sold #3 has inferior (1.5) bathrooms per MLS information (+\$1,500) Sold #3 has superior room count over the subject (-\$5,000) Quality of construction and build at Sold #3 is similar to the subject - both homes have similar Q4 quality of construction ratings (\$0) The subject has a inferior sized floor plan and inferior GLA values to Sold #3 (-\$6,720) Condition rating of Sold #3 is estimated to be similar C4 condition rating like the subject (\$0) Sold #3 has the same sized lot as the subject with estimated similar lot and land value to the subject (\$0) Both homes have an attached (2) car garage (\$0) Both homes have landscaped & fenced yards (\$0) View amenity at the subject is estimated to be similar to Sold #3 - neighborhood views only (\$0) Sold #3 has inferior lot location value directly backing busy N Railroad Avenue, a busy road (-\$5,000) Sold #3 is a dated sale. Prices have increased approximately 8% since Sold #3 closed escrow in late April of 2020 so a 8% upward adjustment of \$30,080 is added to the subjects adjusted value due to rising home prices in Santa Maria since Sold #3 closed escrow. With adjustments, the subject has a estimated \$26,360 upward adjustment over Sold #3. The subject is estimated to have superior fair market resale value over Sold #3 with adjustments between the two properties due to rising home values since Sold #3 closed escrow. Subjects adjusted value: \$402,360. Sold #3 had conventional loan financing type per MLS information, with no reported credits or concessions.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Silveira Properties Inc.	MLS HISTORY NSBCRMLS #21000267 List Date: 02/04/2021					
Listing Agent Name	Glenn & Luis Silveira	Orig List Price: \$374,900 Final List Price: \$374,900 Status: Pending DOM: 7 Pending Date: 02/11/2021 LAST MARKET SALE & SALES HISTORY PER TAX RECORD INFO Recording Date: 10/08/1986 Sales Type: Full Sale Date: 00/1986 Deed Type: Grant Deed Sale Price \$43,000 Buyer Name: Keller, Hai Thi Price Per Square Foot \$33.39 Multi/Split Sale Seller: Buckman, Kevin J Document Number: 65117					
Listing Agent Phone	(805) 925-2433						
# 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
02/04/2021	\$374,900	--	--	Pending/Contract	02/11/2021	\$374,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$402,900	\$402,900
Sales Price	\$398,000	\$398,000
30 Day Price	\$393,000	--
Comments Regarding Pricing Strategy		
<p>I initially went back (3) months for SOLD comps, out in distance (1) mile in my comp search and LIST & SOLD comps that match the subjects profile & estimated value range are extremely scarce in Santa Maria. Sold comps that have closed in the past 3 months are not readily available due to scarce comp factors. List comp are scarce overall and list comps that match the subjects profile are extremely scarce. With relaxing the date sold variance up to (12) months and the bed/bath count variance beyond the customers threshold tolerances, I was able to find comps which I could use to complete the report. Within (1) mile & backing up the sales dates up to (12) months, I found sufficient listing & sold comps of which I could use due to scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and comps. The subject is a (1) story, older, Ranch styled SFR home. The subjects curb appeal and exterior condition is equal (average) to most surrounding homes in its immediate neighborhood. The subjects parcel size is the standard tier for parcel sizes for its neighborhood. Prices have been appreciating for this type of home in the current market due to low inventory and stable buyer demand. Market trend appears to be continued appreciation as demand continues to exceed supply of available homes For Sale in Santa Maria. Marketing time is abbreviated and under (30) days in the current market. Buyer activity prior to the corona virus outbreak was stable with abbreviated marketing time when list prices were set close to actual market value. The resale market remains strong in Santa Maria currently, despite a slow economy and high unemployment due to the effects of the COVID-19 pandemic. The subjects current fair market value is estimated to be in line with Sold Comp #2 as Sold #2 is a model match property. Adjusted comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of value is \$395,000 to \$400,000 in the current market. The subjects estimated quick sale value is \$393,000 AS-IS. Estimated tax record value per Realist.com tax websites Corelogic software algorithm- RealAVM™ Value: \$372,000 Confidence Score: 79 RealAVM™ Value Range: \$345,960 - \$398,040 Forecast Standard Deviation: 7 Value as of 02/13/2021 (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>		

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



Front



Address Verification



Side



Side

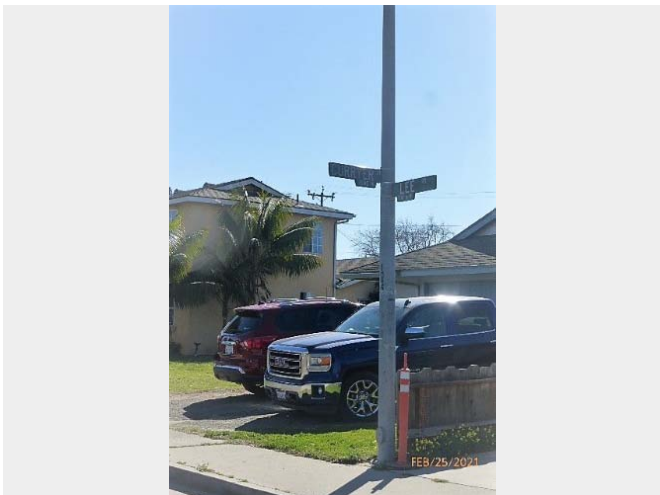
Subject Photos



Side



Street



Street



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 640 W Grant Street
Santa Maria, CA 93458



Front

L2 520 W Williams Street
Santa Maria, CA 93458



Front

L3 1415 N Railroad Avenue
Santa Maria, CA 93458



Front

Sales Photos

S1 1642 Pleman Place
Santa Maria, CA 93458



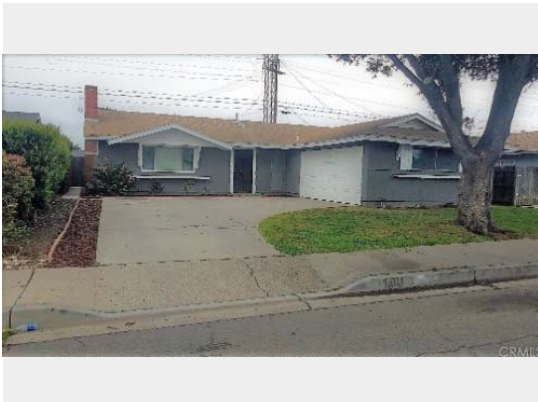
Front

S2 510 E Taylor Street
Santa Maria, CA 93454



Front

S3 1641 N Depot Street
Santa Maria, CA 93458



Front

ClearMaps Addendum

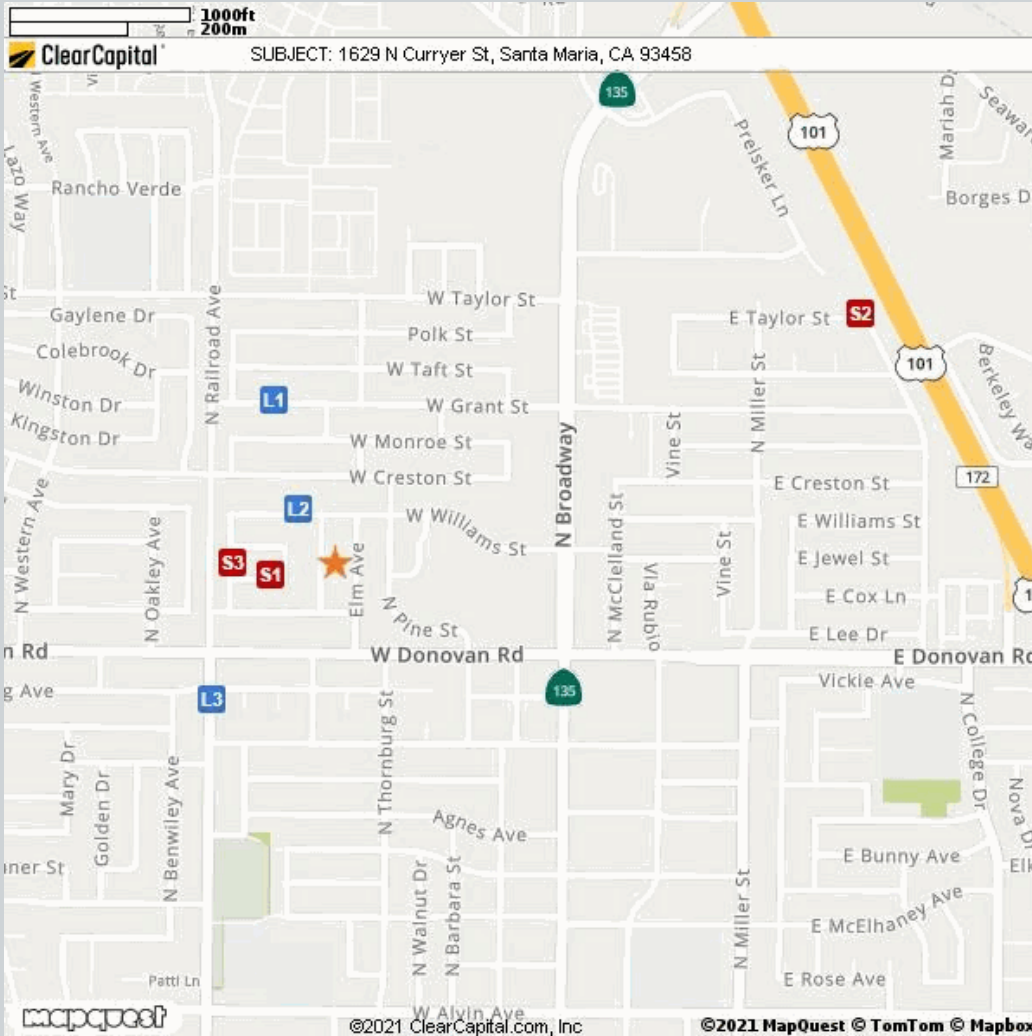
Address ★ 1629 N Curryer Street, Santa Maria, CA 93458

Loan Number 43528

Suggested List \$402,900

Suggested Repaired \$402,900

Sale \$398,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1629 N Curryer Street, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	640 W Grant Street, Santa Maria, CA 93458	0.25 Miles ¹	Parcel Match
L2 Listing 2	520 W Williams Street, Santa Maria, CA 93458	0.09 Miles ¹	Parcel Match
L3 Listing 3	1415 N Railroad Avenue, Santa Maria, CA 93458	0.24 Miles ¹	Parcel Match
S1 Sold 1	1642 Pleman Place, Santa Maria, CA 93458	0.08 Miles ¹	Parcel Match
S2 Sold 2	510 E Taylor Street, Santa Maria, CA 93454	0.83 Miles ¹	Parcel Match
S3 Sold 3	1641 N Depot Street, Santa Maria, CA 93458	0.13 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	Christian Stuart Workmon	Company/Brokerage	Century 21 Hometown Realty - Pismo Beach,CA
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2021	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	12.70 miles	Date Signed	02/27/2021

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

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