

Subject Details

| | |
|----------------------|--------------------|
| PROPERTY TYPE | GLA |
| SFR | 3,625 Sq. Ft. |
| BEDS | BATHS |
| 4 | 3.1 |
| STYLE | YEAR BUILT |
| Conventional | 1990 |
| LOT SIZE | OWNERSHIP |
| 0.60 Acre(s) | Fee Simple |
| GARAGE TYPE | GARAGE SIZE |
| Attached Garage | 2 Car(s) |
| HEATING | COOLING |
| Central | Central |
| COUNTY | APN |
| Fulton | 21 575111930381 |

Analysis Of Subject

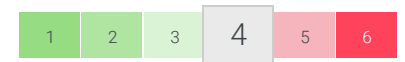
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

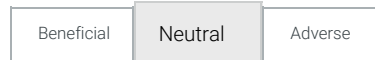
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

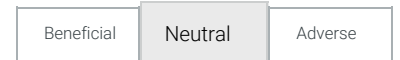
VIEW

Residential



LOCATION

Residential

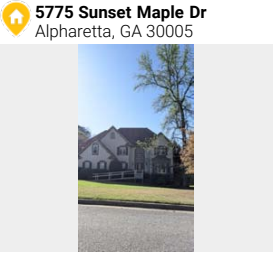
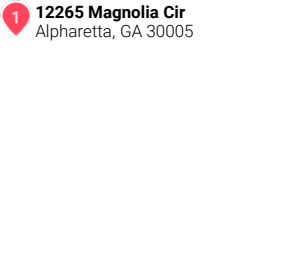




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is located in a neighborhood of conforming dwellings where growth and demand are average. Amenities conveniently located and an area has that has average curb appeal. Marketability is considered to be average.

Sales Comparison

Provided by
Appraiser

| | MOST COMPARABLE | | | |
|---------------------------|---|---|--|---|
| |  <p>5775 Sunset Maple Dr Alpharetta, GA 30005</p> |  <p>12265 Magnolia Cir Alpharetta, GA 30005</p> |  <p>5585 Ashewode Downs Dr Alpharetta, GA 30005</p> |  <p>125 Brightmore Way Alpharetta, GA 30005</p> |
| COMPARABLE TYPE | -- | Sale | Sale | Sale |
| MILES TO SUBJECT | -- | 0.24 miles | 0.35 miles | 0.17 miles |
| DATA/ VERIFICATION SOURCE | Public Records | MLS | MLS | MLS |
| LIST PRICE | -- | -- | -- | -- |
| LIST DATE | -- | 08/28/2020 | 09/21/2020 | 10/09/2020 |
| SALE PRICE/PPSF | -- | \$585,000 \$158/Sq. Ft. | \$493,200 \$227/Sq. Ft. | \$534,000 \$185/Sq. Ft. |
| CONTRACT/ PENDING DATE | -- | 12/30/2020 | 10/02/2020 | 10/12/2020 |
| SALE DATE | -- | 02/12/2021 | 11/02/2020 | 11/30/2020 |
| DAYS ON MARKET | -- | 168 | 42 | 52 |
| LOCATION | N; Res | N; Res | N; Res | N; Res |
| LOT SIZE | 0.60 Acre(s) | 0.84 Acre(s) | 0.29 Acre(s) | 0.29 Acre(s) |
| VIEW | N; Res | N; Res | N; Res | N; Res |
| DESIGN (STYLE) | Conventional | Conventional | Conventional | Conventional |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | Q4 | Q4 |
| ACTUAL AGE | 31 | 29 | 29 | 25 |
| CONDITION | C3 | C3 | C3 | C3 |
| SALE TYPE | | Arms length | Arms length | Arms length |
| ROOMS/BEDS/BATHS | 8/4/3.1 | 8/4/3.1 | 8/4/2.1 \$1,000 | 8/4/3.1 |
| GROSS LIVING AREA | 3,625 Sq. Ft. | 3,694 Sq. Ft. | 2,172 Sq. Ft. \$29,060 | 2,882 Sq. Ft. \$14,860 |
| BASEMENT | Full | Full | Partial | Partial |
| HEATING | Central | Central | Central | Central |
| COOLING | Central | Central | Central | Central |
| GARAGE | 2 GA | 2 GA | 2 GA | 2 GA |
| OTHER | -- | -- | -- | -- |
| OTHER | -- | -- | -- | -- |
| NET ADJUSTMENTS | | 0.00% \$0 | 6.09% \$30,060 | 2.78% \$14,860 |
| GROSS ADJUSTMENTS | | 0.00% \$0 | 6.09% \$30,060 | 2.78% \$14,860 |
| ADJUSTED PRICE | | \$585,000 | \$523,260 | \$548,860 |

Sales Comparison (Continued)

Provided by
Appraiser

| |  5775 Sunset Maple Dr Alpharetta, GA 30005  |  12460 Preserve Ln Alpharetta, GA 30005  | | | |
|---------------------------|--|---|---------------|-----------|----|
| COMPARABLE TYPE | -- | Sale | | | |
| MILES TO SUBJECT | -- | 0.06 miles | | | |
| DATA/ VERIFICATION SOURCE | Public Records | MLS | | | |
| LIST PRICE | -- | -- | | | |
| LIST DATE | -- | 06/23/2020 | | | |
| SALE PRICE/PPSF | -- | \$479,000 | \$143/Sq. Ft. | | |
| CONTRACT/ PENDING DATE | -- | 07/21/2020 | | | |
| SALE DATE | -- | 09/18/2020 | | | |
| DAYS ON MARKET | -- | 87 | | | |
| LOCATION | N; Res | N; Res | | | |
| LOT SIZE | 0.60 Acre(s) | 0.31 Acre(s) | | | |
| VIEW | N; Res | N; Res | | | |
| DESIGN (STYLE) | Conventional | Conventional | | | |
| QUALITY OF CONSTRUCTION | Q4 | Q4 | | | |
| ACTUAL AGE | 31 | 32 | | | |
| CONDITION | C3 | C3 | | | |
| SALE TYPE | | Arms length | | | |
| ROOMS/BEDS/BATHS | 8/4/3.1 | 8/4/3.1 | | | |
| GROSS LIVING AREA | 3,625 Sq. Ft. | 3,342 Sq. Ft. | \$5,660 | | |
| BASEMENT | Full | Full | | | |
| HEATING | Central | Central | | | |
| COOLING | Central | Central | | | |
| GARAGE | 2 GA | 2 GA | | | |
| OTHER | -- | -- | -- | -- | -- |
| OTHER | -- | -- | -- | -- | -- |
| NET ADJUSTMENTS | | | 1.18% | \$5,660 | |
| GROSS ADJUSTMENTS | | | 1.18% | \$5,660 | |
| ADJUSTED PRICE | | | | \$484,660 | |

Value Conclusion + Reconciliation



Provided by
Appraiser

\$550,000
AS-IS VALUE

0-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search perimeters expand 1 mile from the subject. GLA between 2000-5000 sqft. Comparables sold within the last 12 Months.

EXPLANATION OF ADJUSTMENTS

Bedroom/bathroom count adjustments were made at \$1000 per room and \$500 per half bathroom. GLA adjustments at \$20 per square foot and \$10 per square foot for basement GLA.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

The sales comparison approach is the most indicative of the market and is usually the best indicator of value. It is considered most heavily in the final estimate of value.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject is located in a neighborhood of conforming dwellings where growth and demand are average. Amenities conveniently located and an area has that has average curb appeal. Marketability is considered to be average.

Neighborhood and Market

From Page 7

All comparables used as substitute sales are located within the subject's neighborhood or within similar neighborhoods. All comparables are confirmed closed sales. All transactions are arms-length unless noted otherwise. Average supply and demand.

Analysis of Prior Sales & Listings

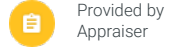
From Page 6

No prior sale of the subject occurred during the last 36 months unless otherwise indicated above.

Highest and Best Use Additional Comments

Highest and best use for the subject is property is "Residential Property"

Subject Details



Sales and Listing History

| PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? | Event | Date | Price | Data Source |
|--|-------|------|-------|-------------|
|--|-------|------|-------|-------------|

No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

Public Records

EFFECTIVE DATE

04/06/2021

SALES AND LISTING HISTORY ANALYSIS

No prior sale of the subject occurred during the last 36 months unless otherwise indicated above.

Order Information

| BORROWER | LOAN NUMBER |
|----------|-------------|
|----------|-------------|

| | |
|-------------------------------|-------|
| Catamount Properties 2018 LLC | 43576 |
|-------------------------------|-------|

| PROPERTY ID | ORDER ID |
|-------------|----------|
|-------------|----------|

| | |
|----------|---------|
| 29890798 | 7205834 |
|----------|---------|

| ORDER TRACKING ID | TRACKING ID 1 |
|-------------------|---------------|
|-------------------|---------------|

| | |
|--------|--------|
| 0331CV | 0331CV |
|--------|--------|

Legal

| OWNER | ZONING DESC. |
|-------|--------------|
|-------|--------------|

| | |
|--------------------|-------------|
| JONATHAN P HUDZINA | Residential |
|--------------------|-------------|

| ZONING CLASS | ZONING COMPLIANCE |
|--------------|-------------------|
|--------------|-------------------|

| | |
|-----|-------|
| R4A | Legal |
|-----|-------|

LEGAL DESC.

TERM 18M (1 LOT)

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

| PHYSICALLY POSSIBLE? | FINANCIALLY FEASIBLE? |
|----------------------|-----------------------|
|----------------------|-----------------------|



| LEGALLY PERMISSABLE? | MOST PRODUCTIVE USE? |
|----------------------|----------------------|
|----------------------|----------------------|



Economic

| R.E. TAXES | HOA FEES | PROJECT TYPE |
|------------|----------|--------------|
|------------|----------|--------------|

| | | |
|---------|-----|-----|
| \$4,661 | N/A | N/A |
|---------|-----|-----|

FEMA FLOOD ZONE

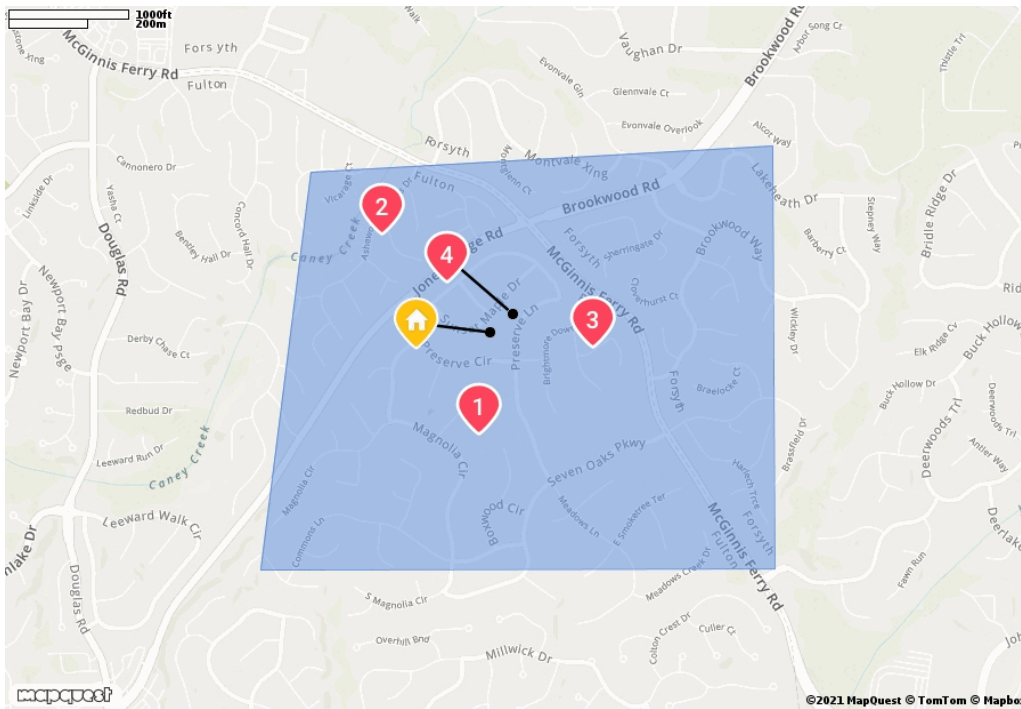
n

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

75

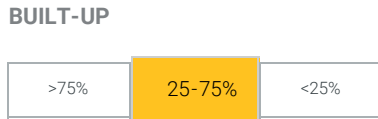
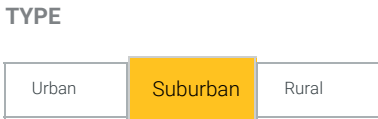
Months Supply

0.4

Avg Days Until Sale

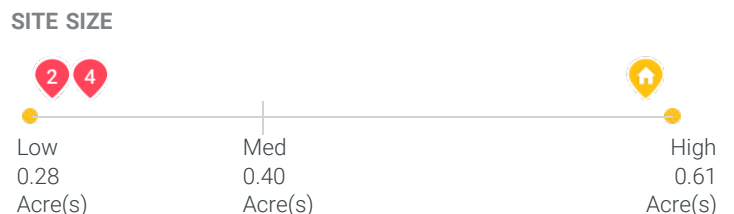
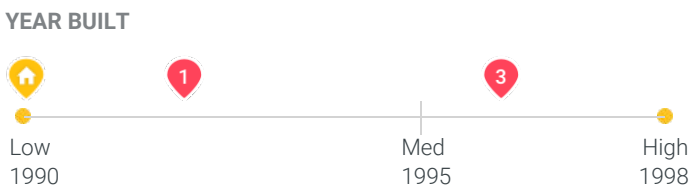
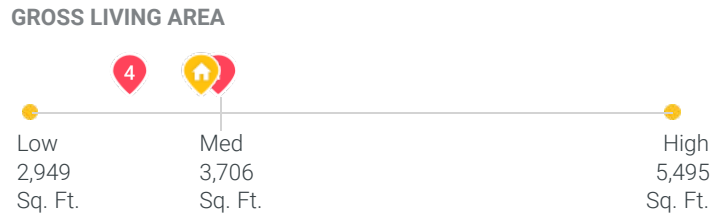
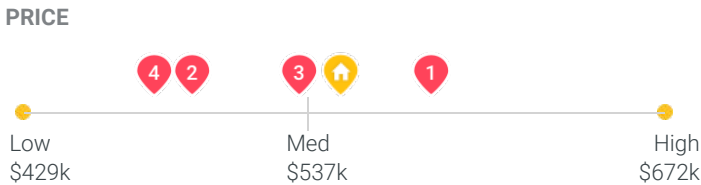
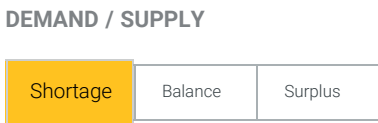
7

Subject Neighborhood as defined by the Appraiser

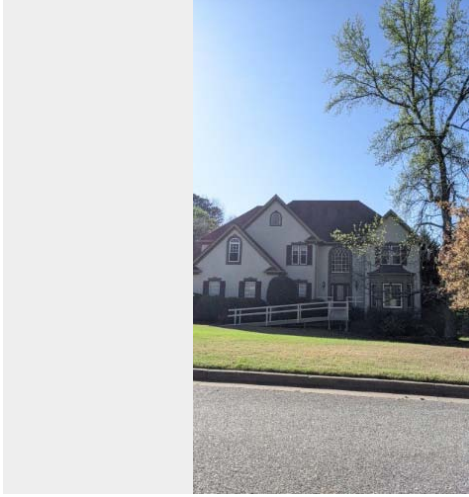


NEIGHBORHOOD & MARKET COMMENTS

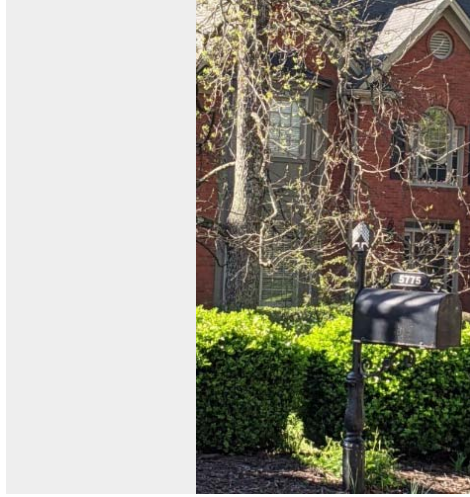
All comparables used as substitute sales are located within the subject's neighborhood or within similar neighborhoods. All comparables are confirmed closed sales. All transactions are arms-length unless noted otherwise. Average supply and demand.



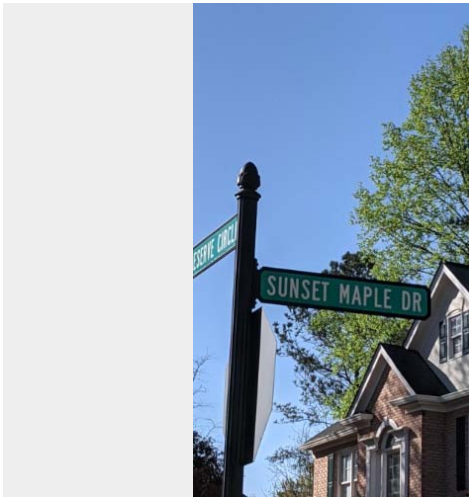
Subject Photos



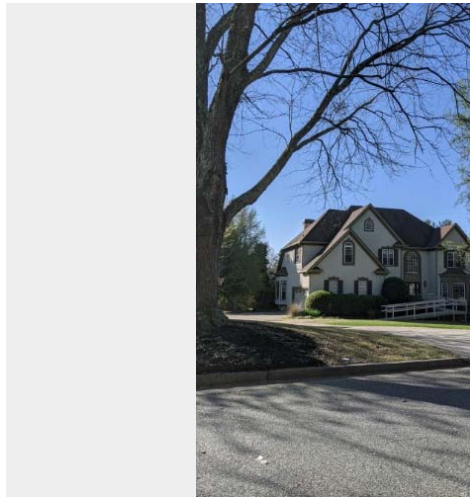
Front



Address Verification



Address Verification



Side



Side

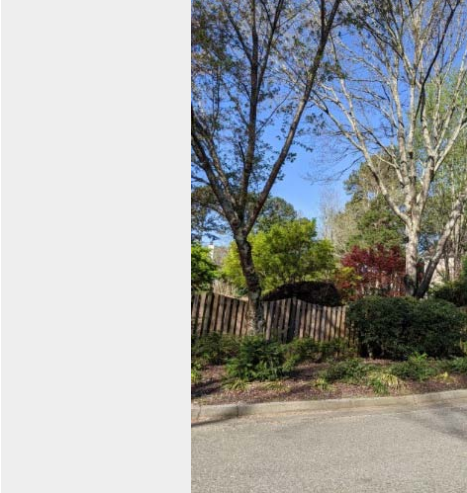


Street

Subject Photos



Street



Other

Comparable Photos

Provided by
Appraiser

2 5585 Ashewoode Downs Dr
Alpharetta, GA 30005



Front

3 125 Brightmore Way
Alpharetta, GA 30005



Front


4 12460 Preserve Ln
Alpharetta, GA 30005



Front

Comparable Photos

Provided by
Appraiser

 Alpharetta, GA 30005



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Amy Shelay Jones 1, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Amy Shelay Jones 1 and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

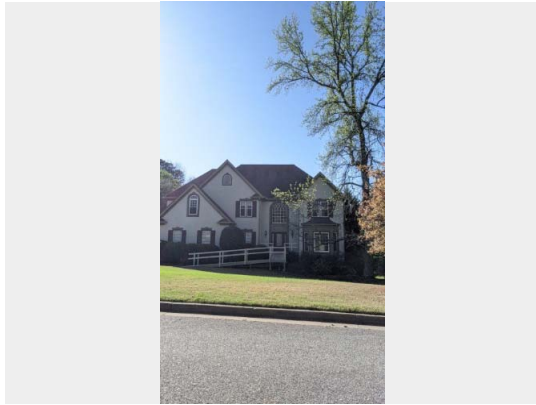
APPRAISER'S CERTIFICATION COMMENTS

none

| SIGNATURE | NAME | EFFECTIVE DATE | DATE OF REPORT |
|------------------|------------------|-----------------------|----------------------------|
| | Shelly Berryhill | 04/01/2021 | 04/06/2021 |
| LICENSE # | STATE | EXPIRATION | COMPANY |
| L577 | GA | 09/30/2021 | Georgia Appraisal Services |

Property Condition Inspection

Provided by
Onsite Inspector



| | | |
|--|--------------------------------|----------------------------------|
| PROPERTY TYPE SFR | CURRENT USE SFR | PROJECTED USE SFR |
| OCCUPANCY Occupied | GATED COMMUNITY No | ATTACHED TYPE Detached |
| PARKING TYPE Attached Garage; 2 spaces | STORIES 2 | UNITS 1 |
| EXTERIOR REPAIRS \$0 | INTERIOR REPAIRS N/A | TOTAL REPAIRS \$0 |

Condition & Marketability

| | | |
|---|--------|--|
| CONDITION | ✓ Good | The home is maintained. No damage was noted for this property. The lawn has been mowed. No debris noted on the exterior. |
| SIGNIFICANT REPAIRS NEEDED | ✓ No | From an exterior inspection of this home the home does not have any damage. I would recommend the interior be inspected to verify condition. |
| CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES | ✓ No | n/a |
| SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE) | ✓ Yes | The subject home is similar to other homes within the community. |
| AVERAGE CONDITION OF NEIGHBORING PROPERTIES | ✓ Good | The homes within the subject's s/d appear to be maintained. No deferred maintenance was noted throughout the community. |
| BOARDED OR VACANT PROPERTIES NEAR SUBJECT | ✓ No | none |
| SUBJECT NEAR POWERLINES | ✓ No | no |
| SUBJECT NEAR RAILROAD | ✓ No | noe |
| SUBJECT NEAR COMMERCIAL PROPERTY | ✓ No | This home does not border any commercial properties |

Property Condition Inspection - Cont.

 Provided by Onsite Inspector

Condition & Marketability - cont.

| | | | |
|--|---|------|--|
| SUBJECT IN FLIGHT PATH OF AIRPORT | ✓ | No | no |
| ROAD QUALITY | ✓ | Good | - |
| NEGATIVE EXTERNALITIES | ✓ | No | No negative external obsolescence noted for this subdivision. |
| POSITIVE EXTERNALITIES | ✓ | Yes | This home is within an approx. 1-mile prox to schools, shopping, dining areas, parks and commercial sections of town for employment. |

Repairs Needed

Exterior Repairs

| ITEM | COMMENTS | COST |
|------------------------|----------|------|
| Exterior Paint | - | \$0 |
| Siding/Trim Repair | - | \$0 |
| Exterior Doors | - | \$0 |
| Windows | - | \$0 |
| Garage /Garage Door | - | \$0 |
| Roof/Gutters | - | \$0 |
| Foundation | - | \$0 |
| Fencing | - | \$0 |
| Landscape | - | \$0 |
| Pool /Spa | - | \$0 |
| Deck/Patio | - | \$0 |
| Driveway | - | \$0 |
| Other | - | \$0 |
| TOTAL EXTERIOR REPAIRS | | \$0 |

Agent / Broker

| ELECTRONIC SIGNATURE | LICENSE # | NAME | COMPANY | INSPECTION DATE |
|----------------------|-----------|--------------------|--------------------|-----------------|
| /Amy Shelay Jones 1/ | 260309 | Amy Shelay Jones 1 | Elite REO Services | 04/01/2021 |