

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>	3900 Sanguinet Street, Fort Worth, TX 76107	<b>Order ID</b>	7222561	<b>Property ID</b>	29928285
<b>Inspection Date</b>	04/09/2021	<b>Date of Report</b>	04/12/2021		
<b>Loan Number</b>	44158	<b>APN</b>	03047806		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Tarrant		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0408BPO	<b>Tracking ID 1</b>	0408BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	PAUL D MITCHELL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,897	<p>The subject property appears to be in good condition for the neighborhood. There were no obvious needed repairs that were noted from an exterior drive-by inspection. There were also no obvious negative or positive external influences that would affect the value of the property.</p>	
<b>Assessed Value</b>	\$215,000		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The subject's subdivision consists of typical single and two story homes and is an older established tract home neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity. The home conforms well to the neighborhood.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$163520 High: \$712800		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3900 Sanguinet Street	4324 Diaz Ave	4709 Bonnell Ave	4620 Houghton Ave
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76107	76107	76107	76107
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.11 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$270,000	\$295,000	\$205,000
<b>List Price \$</b>	--	\$260,000	\$275,000	\$185,000
<b>Original List Date</b>		03/11/2021	03/11/2021	03/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	30 · 32	30 · 32	29 · 31
<b>Age (# of years)</b>	63	79	58	70
<b>Condition</b>	Good	Good	Good	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>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,525	1,436	1,687	1,476
<b>Bdrm · Bths · ½ Bths</b>	4 · 1	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	None	None	Attached 2 Car(s)	Carport 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>	--	--	--	--
<b>Lot Size</b>	0.21 acres	0.14 acres	0.13 acres	0.17 acres
<b>Other</b>	Porch	Patio Open	Covered Porch(es), Other	Covered Porch(es)

\* Listing 1 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** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Come see this three bed, one bath, located at the peaceful subdivision of Arlington Heights. The house features original hardwood floors in living and all bedrooms and tile in kitchen and laundry. A large family room decorated with a wall of natural stone. The third room can be converted to an office if needed. Minutes away from Dickies Arena, the museums and down town Fort Worth.
- Listing 2** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Completely remodeled and gorgeous! Open floor plan light and bright throughout offering oversized bedrooms, new appliances (not shown) beautiful new Kitchen with Island, large backyard, great curb appeal! Prime location close to premier restaurants shopping and highways!
- Listing 3** The property is located on a similar lot with similar external influences. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Walk into a formal dining room and open concept living room with a massive fireplace. The home boasts new laminate floors and beautiful white granite. The master has an updated en suite bathroom and both bathrooms have the newly updated custom lighting mirrors. All of this on a great sized corner lot.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3900 Sanguinet Street	4204 Geddes Avenue	4828 Bonnell Ave	4029 Driskell Blvd
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76107	76107	76107	76107
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.75 <sup>1</sup>	0.12 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$240,000	\$245,000	\$215,999
<b>List Price \$</b>	--	\$235,000	\$245,000	\$215,999
<b>Sale Price \$</b>	--	\$235,000	\$237,500	\$190,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	09/01/2020	12/07/2020	11/30/2020
<b>DOM · Cumulative DOM</b>	-- · --	20 · 44	62 · 62	52 · 52
<b>Age (# of years)</b>	63	77	50	65
<b>Condition</b>	Good	Good	Good	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>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,525	1,536	1,334	1,500
<b>Bdrm · Bths · ½ Bths</b>	4 · 1	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	None	None	Attached 2 Car(s)	Attached 1 Car
<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>	0.21 acres	0.144 acres	0.24 acres	0.18 acres
<b>Other</b>	Porch	--	Gutters, Patio Open	Patio Covered, Storage Building
<b>Net Adjustment</b>	--	\$0	\$0	+\$44,000
<b>Adjusted Price</b>	--	\$235,000	\$237,500	\$234,000

\* Sold 1 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** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Come see this charming 3 bedroom 1 bathroom home is located just minutes from West 7th and downtown. This fabulous home has ALL NEW HVAC, NEW kitchen appliances, NEW ROOF, New flooring and paint. The garage is huge with room work space or man cave or both. There is a bonus SUN ROOM. The home is full of charm! COMES SEE IT RIGHT AWAY!
- Sold 2** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Completely remodeled in Sunset Heights on an oversized lot. From the selection of the paint, flooring, appliances to the fixtures, tile, and attention to detail, this home was carefully and masterfully renovated. Sitting on a large corner lot, the home features two living areas for families to spread out. Enjoy the open concept design featuring a beautiful kitchen overlooking a spacious living and dining area. The home also features a good-sized Master Suite with walk-in closet, along with two other bedrooms and second full-bath. Updated large 2-car garage with built in storage and laundry area. Centrally located to shopping, schools and entertainment. This home is more than move-in ready.
- Sold 3** 44000 due to superior condition. The property is located on a similar lot with similar external influences. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Great location, fantastic potential, ready for your personal touches. Beautiful treed neighborhood and quiet street. The house has wood floors in the main rooms and has 3 bedroom, 2 full bathrooms with 2 living rooms, one of which could be a 4th bedroom. Close to Hulen, downtown Fort Worth, cultural district. Covered car port is attached to the house with storage and a separate garden shed in spacious back yard.\*Information herein is considered reliable but not guaranteed\*

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold in 2021 Sold price \$237,000			
<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>
01/22/2021	\$279,900	03/05/2021	\$249,900	Pending/Contract	03/26/2021	\$249,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$235,900	\$235,900
<b>Sales Price</b>	\$235,000	\$235,000
<b>30 Day Price</b>	\$230,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side



### Subject Photos



Side



Side



Street



Street



Street

## Listing Photos

**L1** 4324 Diaz Ave  
Fort Worth, TX 76107



Front

**L2** 4709 Bonnell Ave  
Fort Worth, TX 76107



Front

**L3** 4620 Houghton Ave  
Fort Worth, TX 76107



Front

## Sales Photos

**S1** 4204 Geddes Avenue  
Fort Worth, TX 76107



Front

**S2** 4828 Bonnell Ave  
Fort Worth, TX 76107



Front

**S3** 4029 Driskell Blvd  
Fort Worth, TX 76107



Front

### ClearMaps Addendum

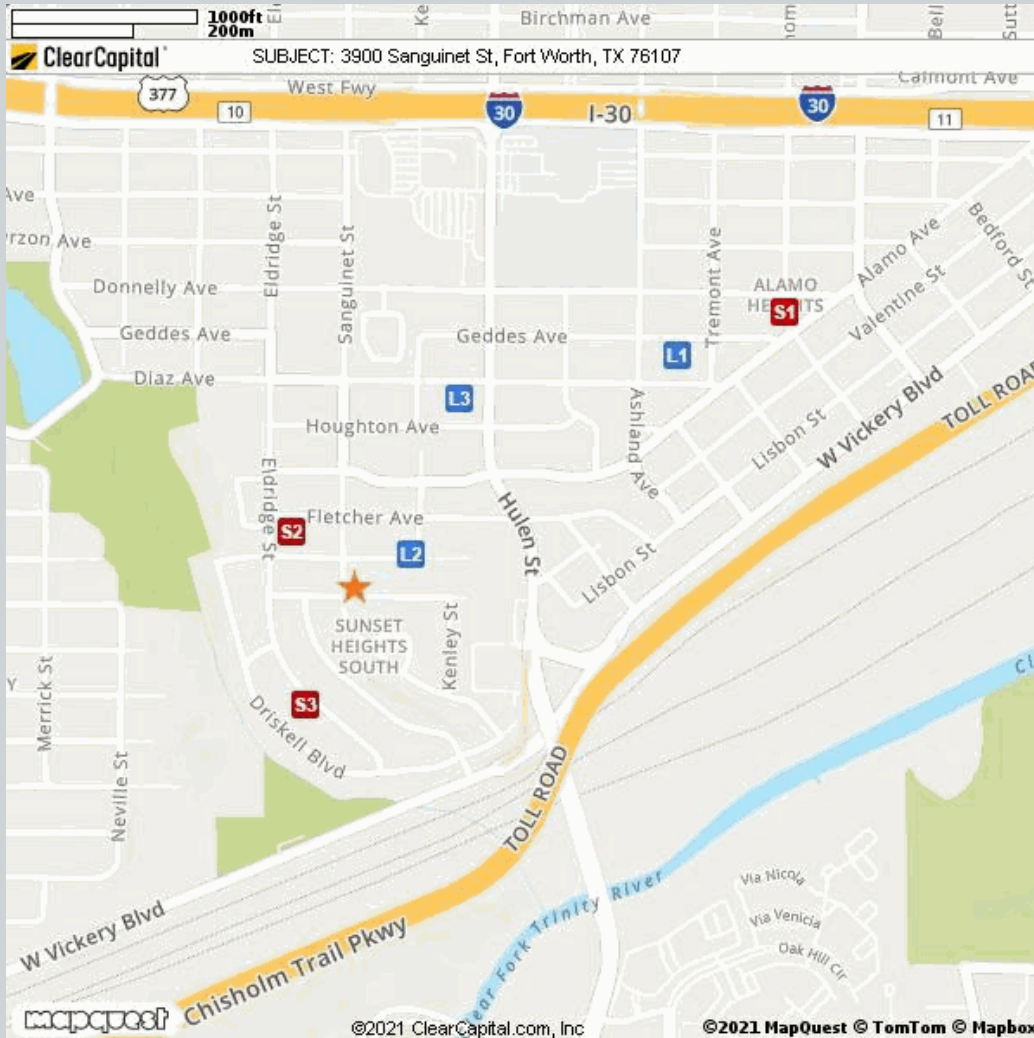
**Address** ★ 3900 Sanguinet Street, Fort Worth, TX 76107

**Loan Number** 44158

**Suggested List** \$235,900

**Suggested Repaired** \$235,900

**Sale** \$235,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3900 Sanguinet Street, Fort Worth, TX 76107	--	Parcel Match
L1 Listing 1	4324 Diaz Ave, Fort Worth, TX 76107	0.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4709 Bonnell Ave, Fort Worth, TX 76107	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4620 Houghton Ave, Fort Worth, TX 76107	0.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4204 Geddes Avenue, Fort Worth, TX 76107	0.75 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4828 Bonnell Ave, Fort Worth, TX 76107	0.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4029 Driskell Blvd, Fort Worth, TX 76107	0.17 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>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	2303 Roosevelt Drive Arlington TX 76016
<b>License Expiration</b>	01/31/2022	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	13.75 miles	<b>Date Signed</b>	04/10/2021

*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.**