

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	3725 Memphis Lane, Fort Worth, TX 76133	Order ID	7729506	Property ID	31564796
Inspection Date	11/09/2021	Date of Report	11/09/2021		
Loan Number	45081	APN	02877252		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	AgedBPOs_110821	Tracking ID 1	AgedBPOs_110821
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
R. E. Taxes	\$3,323	
Assessed Value	\$164,604	
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	Suburban	Neighborhood Comments Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$178000 High: \$260000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3725 Memphis Lane	7212 Misty Meadow Dr S	7317 Weatherwood Rd	3852 Seven Gables St
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.32 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$239,000	\$234,900
List Price \$	--	\$240,000	\$239,000	\$234,900
Original List Date		09/17/2021	10/12/2021	11/06/2021
DOM · Cumulative DOM	-- · --	32 · 53	4 · 28	3 · 3
Age (# of years)	43	43	43	38
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,403	1,521	1,642	1,651
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	9	9
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	.18 acres	0.15 acres	0.16 acres	0.21 acres
Other	--	--	--	--

* 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** Beautiful and well maintained home. Recently painted. Clean and neat. Vaulted ceilings in living room. Open breakfast room and kitchen. Large master bedroom and huge fenced backyard. Fully sprinkled system. Shows well. Move in ready; Seller only entertaining conventional loans or cash. Home qualifies for fha just not considering at this time
- Listing 2** ** Multiple offers - Highest and Best due this Monday 9-18 5PM (CST). This is a move-in ready, very well cared for 3 BR, 2 bath, 2 car garage home with fresh paint 2021 inside and out. New laminate flooring installed in 2021, roof installed in 2016 with replacement double paned vinyl windows. Foundation work completed in 2021 with transferable warranty. This home also has a corner WB fireplace, lots of storage and oversized garage. The backyard features a nice wood deck, 8' fence and 2 storage sheds for work tools or supplies. Refrigerator, stove, washer and dryer will convey with accepted offer. Close to schools, shopping, park and neighborhood lake.
- Listing 3** MULTIPLE OFFERS RECIEVED*HIGHEST AND BEST BY WEDNESDAY 11-10 AT 10AM!***BEAUTIFUL HOME!!!*GREAT PRICE!*OPEN FLOOR PLAN!*SPACIOUS KITCHEN WITH LOTS OF CABINET AND COUNTER SPACE!!*BEAUTIFUL BRICK FLOOR TO CEILING FIREPLACE**SPLIT BEDROOMS!*MASTER BEDROOM LOCATED ON OTHER SIDE OF HOME*LARGE BACKYARD PERFECT FOR ENTERAINING GUESTS*MUST SEE!!!! Seller will give \$1K seller contribution for floors in entry*Seller needs a 30 day leaseback*No Survey

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3725 Memphis Lane	3804 Memphis Ln	7020 Misty Meadow Dr S	7117 Misty Meadow Dr S
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.21 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$189,900	\$220,000	\$230,000
List Price \$	--	\$189,900	\$220,000	\$224,999
Sale Price \$	--	\$194,000	\$240,000	\$227,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	01/04/2021	10/10/2021	03/22/2021
DOM · Cumulative DOM	-- · --	9 · 49	5 · 45	36 · 83
Age (# of years)	43	43	43	42
Condition	Average	Average	Average	Good
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,403	1,452	1,544	1,584
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	9	9
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	.18 acres	0.16 acres	0.20 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$6,335
Adjusted Price	--	\$194,000	\$240,000	\$220,665

* Sold 1 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** This comp is similar in size & features. This comp has no adjustments. Sweet home in South Ridge. Spacious living room with pretty brick wood burning fireplace vaulted ceiling with wood beam, over looking the breakfast room and kitchen. Good size bedrooms all with walk in closets. Very nice size backyard. HVAC 2016 Roof 2017 Multiple Offers received, Highest and best due by 2:00 PM Tuesday November 24th
- Sold 2** This comp is similar in size & features. This comp has no adjustments. Great 3 bed, 2 bath home ready for a new family. The galley style kitchen has an abundance of cabinets providing lots of storage and a long breakfast bar. Combined formal dining and living area with a wood burning fireplace. Master with en suite, ample size secondary bedrooms. Relax or entertain in the indoor-outdoor space in the sunroom overlooking the backyard with large mature trees.
- Sold 3** This comp is similar in size & features. This comp has a GLA adjustment of -\$6,335, using \$35 per sq.ft. FHA ELIGIBLE!!! This is a GORGEOUS, fully updated 3 bedroom , 2 bath home in the heart of a sought out area in Fort Worth. No neighbor behind you, offering extra privacy, as well. It is minutes from local shopping, and many parks too. To get to downtown Fort Worth, Stockyards and the Trinity River area, would be less than a 15 minute drive, give or take traffic! The updates, and care, put into this home, make it unlike any other in the area! Please come out and a take a look at it, while you can!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history noted				
Listing Agent Name							
Listing Agent Phone							
# 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	\$210,000	\$210,000
Sales Price	\$195,000	\$195,000
30 Day Price	\$195,000	--
Comments Regarding Pricing Strategy		
Market is stable. Homes in this price range and area are selling well.		

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



Address Verification



Street



Street

Listing Photos

L1 7212 Misty Meadow Dr S
Fort Worth, TX 76133



Front

L2 7317 Weatherwood Rd
Fort Worth, TX 76133



Front

L3 3852 Seven Gables St
Fort Worth, TX 76133



Front

Sales Photos

S1 3804 Memphis Ln
Fort Worth, TX 76133



Front

S2 7020 Misty Meadow Dr S
Fort Worth, TX 76133



Front

S3 7117 Misty Meadow Dr S
Fort Worth, TX 76133



Front

ClearMaps Addendum

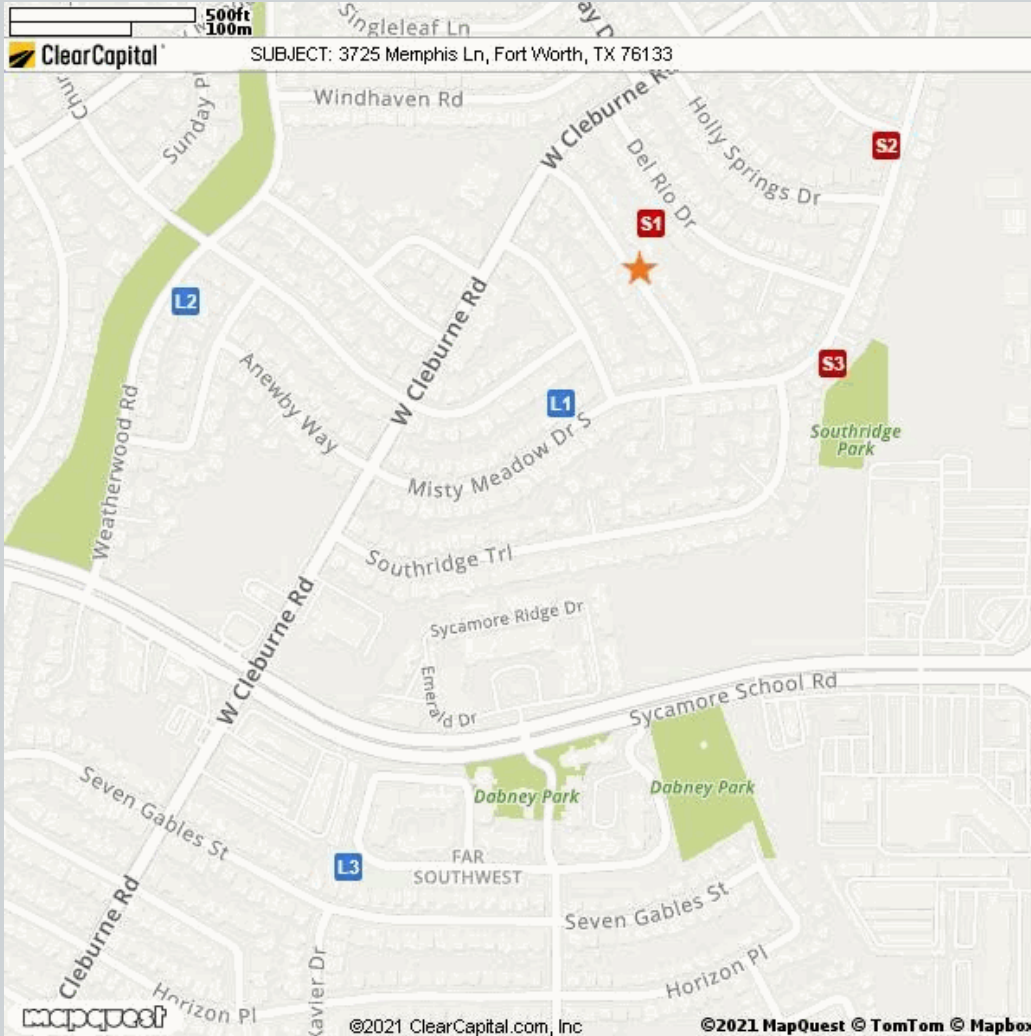
Address ★ 3725 Memphis Lane, Fort Worth, TX 76133

Loan Number 45081

Suggested List \$210,000

Suggested Repaired \$210,000

Sale \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3725 Memphis Lane, Fort Worth, TX 76133	--	Parcel Match
L1 Listing 1	7212 Misty Meadow Dr S, Fort Worth, TX 76133	0.10 Miles ¹	Parcel Match
L2 Listing 2	7317 Weatherwood Rd, Fort Worth, TX 76133	0.32 Miles ¹	Parcel Match
L3 Listing 3	3852 Seven Gables St, Fort Worth, TX 76133	0.47 Miles ¹	Parcel Match
S1 Sold 1	3804 Memphis Ln, Fort Worth, TX 76133	0.04 Miles ¹	Parcel Match
S2 Sold 2	7020 Misty Meadow Dr S, Fort Worth, TX 76133	0.21 Miles ¹	Parcel Match
S3 Sold 3	7117 Misty Meadow Dr S, Fort Worth, TX 76133	0.16 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	Marsha Blevins	Company/Brokerage	Fathom Realty
License No	0432849	Address	280 Merced Street Burleson TX 76028
License Expiration	08/31/2022	License State	TX
Phone	8014730140	Email	bpo.marsha@gmail.com
Broker Distance to Subject	8.27 miles	Date Signed	11/09/2021

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.