

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	17419 Cypress Orchard Lane, Cypress, TX 77429	Order ID	7416391	Property ID	30610359
Inspection Date	07/07/2021	Date of Report	07/07/2021		
Loan Number	45515	APN	1238790020004		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	0707BPO_Citi	Tracking ID 1	0707BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	FREDDIE JEAN MCCLURE	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.
R. E. Taxes	\$6,445	
Assessed Value	\$228,004	
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	PRINCIPAL MANAGEMENT GROUP 713-329-7100	
Association Fees	\$600 / Year (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This home is located in a city in Cypress which is part of Harris county. They have 753 single family homes with 2,097 median square feet. The medium year built is 2002. The home values ranges between \$187K - 237K.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$235000 High: \$529650	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	17419 Cypress Orchard Lane	14735 Harvest Chase Ct	18226 Auburn Woods Dr	14715 Chapel Cove Ct
City, State	Cypress, TX	Cypress, TX	Cypress, TX	Cypress, TX
Zip Code	77429	77429	77429	77429
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.77 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$282,000	\$255,000
List Price \$	--	\$250,000	\$280,000	\$255,000
Original List Date		06/22/2021	05/23/2021	05/25/2021
DOM · Cumulative DOM	-- · --	15 · 15	45 · 45	43 · 43
Age (# of years)	16	19	26	20
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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,160	2,382	2,095	2,279
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	9	3	5
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	0.16 acres	0.16 acres	0.14 acres	0.17 acres
Other	--	--	--	--

* Listing 2 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** Cherish Every Moment Spent In This Beautiful 3-bedroom, 2-bathroom Home In Cypress Mill Park, Featuring A Brick Elevation, Fresh Paint, Fireplace, Study, Formal Dining Room, Sloped Ceilings In The Great Room, And A Patio In The Comfortable Backyard. Try A New Recipe In The Kitchen, Which Boasts Plenty Of Counterspace, A Walk-in Pantry, Dining Space, And Breakfast Bar. The Serene Primary Suite Is Complete With A Walk-in Closet, Dual Vanities With Knee Space, A Tub, And A Separate Shower. The Neighborhood Offers Residents A Community Center With A Swimming Pool, Park, And Playground. Situated Off Hwy 290 And Spring Cypress Rd, Commuters Are Close To Multiple Business Areas. Enjoy Popular Dining And Shopping At The Nearby Cyfair Town Center And Houston Premium Outlets. Schools Are Zoned To The Acclaimed Cyfair Isd.
- Listing 2** This Cypress One-story Cul-de-sac Home Offers A Two-car Garage. This Home Has Been Virtually Staged To Illustrate Its Potential.
- Listing 3** Beautiful 3 Bedroom, 2 Bath, One-story Home In A Quiet Cul-de-sac. Primary Bedroom Has A Bonus/flexible Room That Could Easily Be A 4th Bedroom. This Home Has A Kitchen With Granite Counter Tops That Open Up To The Family Room With A Cozy Dual-sided Fireplace, A Formal Dining Room With A Grand Coffered Ceiling, And A Huge Covered Backyard Patio Ready For Outdoor Entertaining. This Home Features Loads Of Upgrades Ready For You To Add Your Personal Touches To Make This Your Perfect Forever Home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	17419 Cypress Orchard Lane	14819 Creek Mill Ct	16719 Canyon Whisper Dr	14738 Autumn Glen Ct
City, State	Cypress, TX	Cypress, TX	Cypress, TX	Cypress, TX
Zip Code	77429	77429	77429	77429
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.41 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$269,950	\$250,000
List Price \$	--	\$279,900	\$269,950	\$250,000
Sale Price \$	--	\$280,000	\$285,000	\$262,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	07/02/2021	06/25/2021	06/21/2021
DOM · Cumulative DOM	-- · --	51 · 51	37 · 37	39 · 39
Age (# of years)	16	16	17	20
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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,160	2,160	2,360	2,179
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	8	3	11	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	0.16 acres	0.16 acres	0.17 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$500	-\$22,543	-\$2,176
Adjusted Price	--	\$280,500	\$262,457	\$259,824

* 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** 3 Bedroom 2 Bath In Cypress Mill Park! Formal Dining Or Private Office At The Front Off The Entry Foyer. Open Concept Living Plus Split Bedrooms For Privacy. The Kitchen Features Rich Wood Cabinets In A Cherry Finish, New Granite Countertops, Tile Backsplash And Stainless Steel Appliances. The Kitchen Has A Breakfast Nook That Looks Into The Spacious Living Room With Fireplace. The Primary Bedroom Includes A Sitting Area And A Private Bathroom That Comes With All Of The Features You Expect, Two Walk-in Closets, Separate Shower, Soaking Tub And Dual Vanity Sinks. Covered Patio With A Nice Size Yard. Attached 2 Car Garage. Great Location On A Corner Lot On A Small Cul-de-sac Street, One Lot From A Walking Trail Around A Community Lake! Vacant And Move In Ready!
- Sold 2** Beautiful, Recently Updated 1 Story Home In The Heart Of Cypress Point Lake Estates. Charming Property With A Great Backyard.
- Sold 3** Gorgeous 1-story Gem Located In The Beautiful Cypress Mill Park Subdivision. Home Features 4 Beds, 2 Baths, And An Attached 2-car Garage. Gorgeous Curb Appeal With A Traditional Brick Exterior, Mature Landscape, And A Large Front Porch. Updates Include New Door Hardware And Light Fixtures, The Interior Was Painted In 2021, Recent Carpet In The Bedroom, Ac Replaced In 2015, Water Heater Replaced In 2017. The Roof Is Approximately 10 Years Old. The Spacious Dining Room Overlooks The Front Of The Home. Upon Entering The Kitchen You Are Greeted With An Abundance Of Cabinet Space, Neutral Tile Backsplash, And An Island. The Sink Overlooks The Living Room. This Home Is Perfect For Entertaining With The Kitchen Being Open To The Breakfast And Living Areas. A Gorgeous Wall Of Windows Overlook The Back Of The Home. The Fabulous Primary Suite Offers Plush Carpet, Neutral Paint, And An Ensuite Bath With A Garden Tub And Walk-in Shower. Spacious Secondary Rooms.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing was found in the last 12 months				
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	\$280,500	\$280,500
Sales Price	\$280,500	\$280,500
30 Day Price	\$280,500	--
Comments Regarding Pricing Strategy		
Compare to L2 and S1 the home can be sold as is at \$280,500		

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



Address Verification



Side

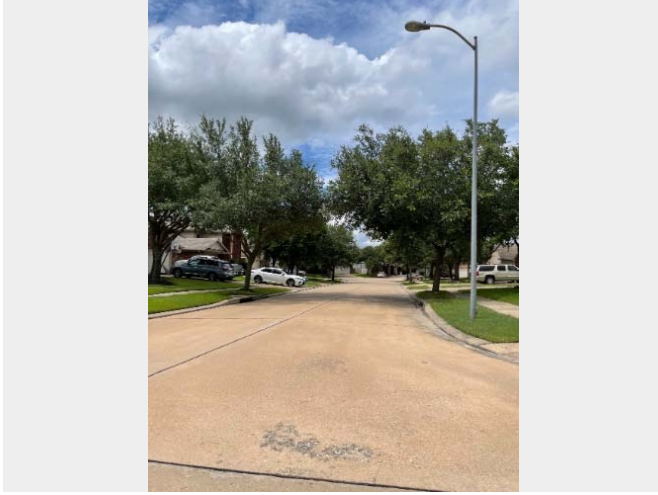


Side



Street

Subject Photos



Street

Listing Photos

L1 14735 Harvest Chase Ct
Cypress, TX 77429



Front

L2 18226 Auburn Woods Dr
Cypress, TX 77429



Front

L3 14715 Chapel Cove Ct
Cypress, TX 77429



Front

Sales Photos

S1 14819 Creek Mill Ct
Cypress, TX 77429



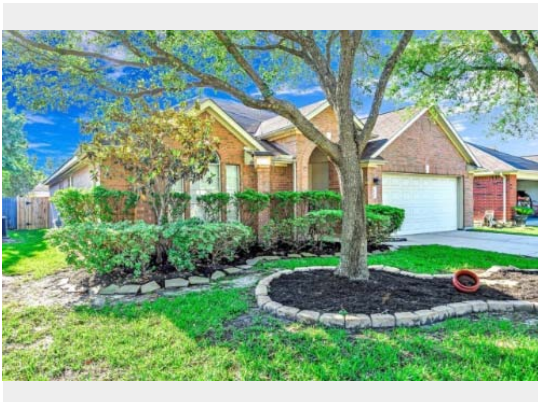
Front

S2 16719 Canyon Whisper Dr
Cypress, TX 77429



Front

S3 14738 Autumn Glen Ct
Cypress, TX 77429



Front

ClearMaps Addendum

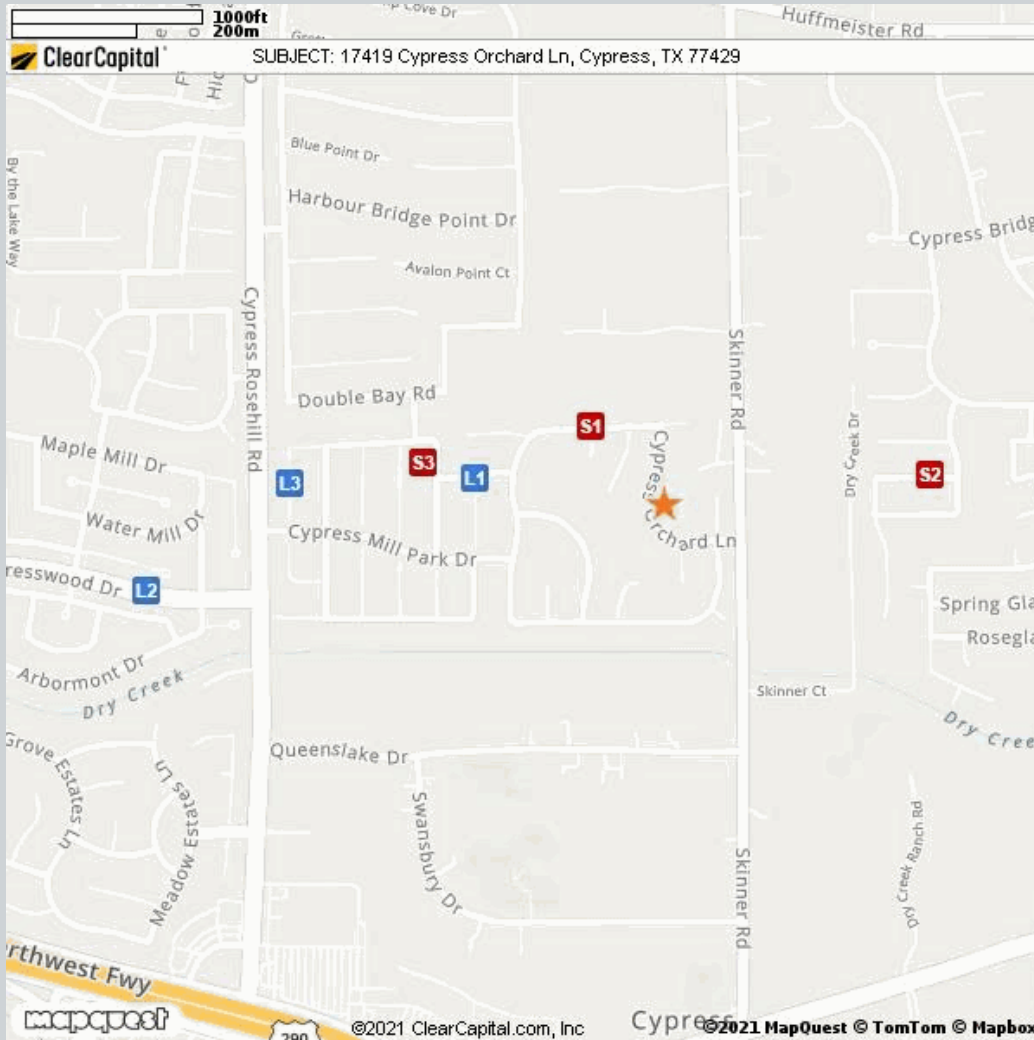
Address ★ 17419 Cypress Orchard Lane, Cypress, TX 77429

Loan Number 45515

Suggested List \$280,500

Suggested Repaired \$280,500

Sale \$280,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17419 Cypress Orchard Lane, Cypress, TX 77429	--	Parcel Match
L1 Listing 1	14735 Harvest Chase Ct, Cypress, TX 77429	0.27 Miles ¹	Parcel Match
L2 Listing 2	18226 Auburn Woods Dr, Cypress, TX 77429	0.77 Miles ¹	Parcel Match
L3 Listing 3	14715 Chapel Cove Ct, Cypress, TX 77429	0.55 Miles ¹	Parcel Match
S1 Sold 1	14819 Creek Mill Ct, Cypress, TX 77429	0.16 Miles ¹	Parcel Match
S2 Sold 2	16719 Canyon Whisper Dr, Cypress, TX 77429	0.41 Miles ¹	Parcel Match
S3 Sold 3	14738 Autumn Glen Ct, Cypress, TX 77429	0.35 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

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

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	THANH LE	Company/Brokerage	Texas United Realty
License No	647876	Address	12107 Arbor Blue Ln Cypress TX 77433
License Expiration	10/31/2022	License State	TX
Phone	8329681456	Email	thanh.le.realestate@gmail.com
Broker Distance to Subject	4.07 miles	Date Signed	07/07/2021

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.