

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	5612 Denise Drive, Fort Worth, TEXAS 76148	Order ID	7456346	Property ID	30712043
Inspection Date	07/24/2021	Date of Report	07/26/2021		
Loan Number	45645	APN	00357987		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	20210723_BPO	Tracking ID 1	20210723_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MICHAEL L SMITH	Condition Comments	
R. E. Taxes	\$1,153	<p>The subject property appears to be in average 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>	
Assessed Value	\$161,408		
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'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>	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$297,300		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5612 Denise Drive	5921 Rosalyn Dr	5945 Maurie Dr	5616 Cherilee Ln
City, State	Fort Worth, TEXAS	Watauga, TX	Watauga, TX	Haltom City, TX
Zip Code	76148	76148	76148	76148
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	0.71 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$195,000	\$210,000	\$229,000
List Price \$	--	\$195,000	\$210,000	\$229,000
Original List Date		07/21/2021	07/08/2021	07/22/2021
DOM · Cumulative DOM	-- · --	3 · 5	13 · 18	2 · 4
Age (# of years)	44	55	56	45
Condition	Average	Average	Good	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	1,233	1,440	1,200	1,367
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 4 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	0.26 acres	0.15 acres	0.23 acres	0.18 acres
Other	Porch	Covered Porch(es), Gutters, Patio Open, Stor	Patio Covered	--

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. 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: ****Multiple offers received. Offer Deadline set for 6pm, Saturday, July 24th. Offers to be reviewed on Sunday.**** Great opportunity to own a home that's ready for your own personal touches! This 3 bedroom, 2 bath home is vacant and ready to tour today. Open concept living and dining area, walk-in closet in the master bedroom, oversized garage with workbench, ample storage space in the separate utility room, & a large carport that provides additional covered parking. Lots of room for backyard entertaining that's fully fenced with a storage shed. Great schools, dining, shopping, and highways nearby. BEING SOLD AS-IS!! Estate property. No Seller's Disclosure. Investors bring your best offers. This one won't last!
- Listing 2** The property is located on a similar lot with similar external influences. It is very 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 superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: **BACK ON MARKET! OPEN HOUSE 7-17 10am- 12pm! Completely updated! CORNER LOT!** This super cute home has it all! Open concept living. Newly updated kitchen with granite counters and 1yr gas stove and built in microwave! Beautifully updated bathrooms with custom tile, counters and flooring throughout! Spacious covered patio for entertaining with large landscaped yard. Roof and HVAC only 1.5 yrs old. Foundation work completed in 2020. No more cast iron pipes and main drain line replaced last year! This move in ready home will not last! Washer, GAS dryer and refrigerator negotiable with acceptable offer. Limited showing times available!
- Listing 3** The property is located on a similar lot with similar external influences. It is very 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 superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautiful 3 bedroom, 2 bathroom brick home that has been impeccably updated. The kitchen boasts natural light, granite counter tops, a subway tile backsplash, and newer stainless steel appliances. Enjoy luxury vinyl plank throughout the house, newer carpet in all bedrooms, fresh paint, and all newer fixtures throughout. The master has an en suite bathroom for privacy, and both bathrooms feature tiled showers and newer vanities. This home features a large backyard, and is within walking distance to parks. The prime location is zoned in the highly acclaimed Birdville ISD, and is within minutes of Loop 820 for easy access to the airport, downtown Fort Worth, and shopping centers!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5612 Denise Drive	5605 Macdougall Dr	5224 Parkview Drive	5929 Martha Drive
City, State	Fort Worth, TEXAS	Haltom City, TX	Haltom City, TX	Watauga, TX
Zip Code	76148	76148	76148	76148
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.58 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$194,900	\$180,000	\$199,999
List Price \$	--	\$194,900	\$180,000	\$199,999
Sale Price \$	--	\$190,000	\$191,900	\$210,000
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	07/12/2021	04/28/2021	04/24/2021
DOM · Cumulative DOM	-- · --	12 · 34	5 · 41	4 · 92
Age (# of years)	44	45	44	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	1,233	1,279	1,109	1,260
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	7	7	7	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	0.26 acres	0.14 acres	0.16 acres	0.15 acres
Other	Porch	--	--	Covered Porch(es), Patio Covered, Storage Bu
Net Adjustment	--	\$0	+\$2,339	-\$18,000
Adjusted Price	--	\$190,000	\$194,239	\$192,000

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. 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: Don't miss this home. Great area and neighborhood. Easy access to everything. 3 bedrooms, 2 baths. Large kitchen leading to living area with lots of light. This home has all the space you need for the family and entertaining. Easy access to everything on Hwy 377 and quick jump to I-820. Birdville ISD schools. Needs some basic updating to make it your own.
- Sold 2** 2339 due to less square footage. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. 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: There is no MLS comment for this property.
- Sold 3** -18000 due to superior condition. The property is located on a similar lot with similar external influences. It is very 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 superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: *HIGHEST AND BEST DEADLINE SUNDAY NIGHT*Great 3-2-2 In The Heart of Watauga Would Make The Perfect Starter Home! Ceramic Tile Throughout Makes For Easy Home Maintenance. Enter Into Sunken Living Room Highlighted By Ceiling Beam and Stone, Wood-Burning Fireplace. Cozy Breakfast Nook Sits Off Kitchen That Features Granite Counters and Extended Shelving for Storage. Master is Spacious & Master Bath Includes Extended Medicine Cabinet. Open Flow Layout & Dual Doors Leading to Covered Back Patio Make Entertaining A Breeze! Backyard Offers Extended Paved-Stone Decking & Great Set-Up For the Avid Gardener or Pet Pen. Zoned for Birdville ISD and Located Just Minutes From Nationally Famous Chef Pointe Café!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the subject property.			
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	\$190,900	\$190,900
Sales Price	\$190,000	\$190,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
<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>		

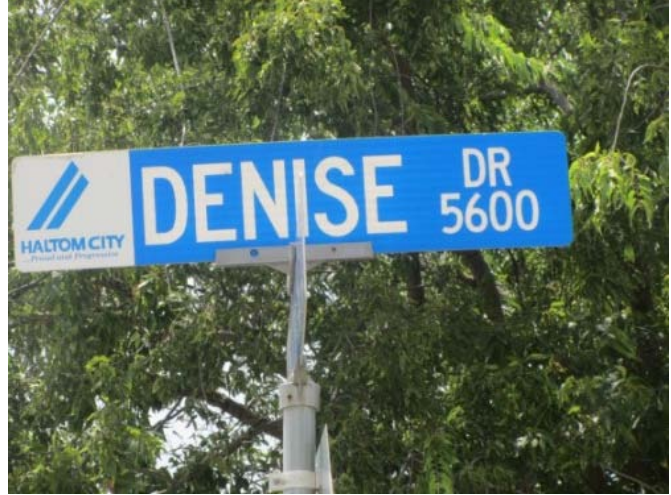
Clear Capital Quality Assurance Comments Addendum

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



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 5921 Rosalyn Dr
Watauga, TX 76148



Front

L2 5945 Maurie Dr
Watauga, TX 76148



Front

L3 5616 Cherilee Ln
Haltom City, TX 76148



Front

Sales Photos

S1 5605 Macdougall Dr
Haltom City, TX 76148



Front

S2 5224 Parkview Drive
Haltom City, TX 76148



Front

S3 5929 Martha Drive
Watauga, TX 76148



Front

ClearMaps Addendum

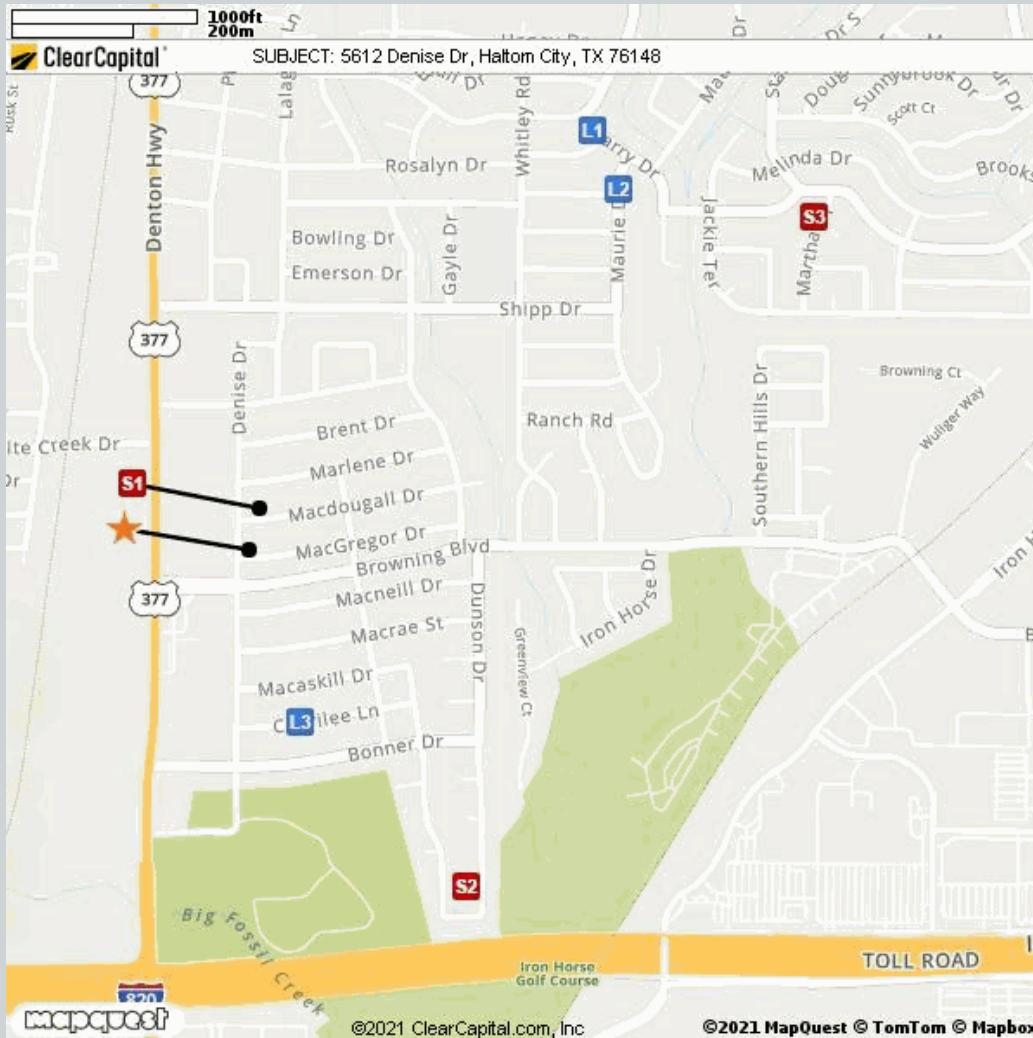
Address ★ 5612 Denise Drive, Fort Worth, TEXAS 76148

Loan Number 45645

Suggested List \$190,900

Suggested Repaired \$190,900

Sale \$190,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5612 Denise Drive, Fort Worth, Texas 76148	--	Parcel Match
L1 Listing 1	5921 Rosalyn Dr, Fort Worth, TX 76148	0.75 Miles ¹	Parcel Match
L2 Listing 2	5945 Maurie Dr, Fort Worth, TX 76148	0.71 Miles ¹	Parcel Match
L3 Listing 3	5616 Cherilee Ln, Fort Worth, TX 76148	0.28 Miles ¹	Parcel Match
S1 Sold 1	5605 Macdougall Dr, Fort Worth, TX 76148	0.06 Miles ¹	Parcel Match
S2 Sold 2	5224 Parkview Drive, Fort Worth, TX 76148	0.58 Miles ¹	Parcel Match
S3 Sold 3	5929 Martha Drive, Fort Worth, TX 76148	0.92 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2022	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	10.49 miles	Date Signed	07/24/2021

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.