

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	8520 Hornbeam Drive, Fort Worth, TEXAS 76123	Order ID	7753574	Property ID	31650927
Inspection Date	11/17/2021	Date of Report	11/18/2021		
Loan Number	47039	APN	41226992		
Borrower Name	Hollyvale Rental Holdings LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	1117BPO	Tracking ID 1	HRH		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MICHAEL R WARNER	Condition Comments
R. E. Taxes	\$6,979	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.
Assessed Value	\$240,275	
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	Llano Springs/Goodwin and Company 8174308993	
Association Fees	\$90 / Quarter (Other: maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	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.
Sales Prices in this Neighborhood	Low: \$270000 High: \$416286	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8520 Hornbeam Drive	8601 Snowdrop Ct	7912 Cedar Lake Ln	5636 Old Orchard Dr
City, State	Fort Worth, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76123	76123	76123	76123
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	1.00 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,000	\$299,900	\$370,000
List Price \$	--	\$359,000	\$299,900	\$325,000
Original List Date		11/10/2021	10/22/2021	09/02/2021
DOM · Cumulative DOM	-- · --	6 · 8	16 · 27	51 · 77
Age (# of years)	14	13	15	14
Condition	Average	Good	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	2,621	2,150	2,056	2,288
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	4 · 2
Total Room #	12	1	12	12
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	--	--	Pool - Yes	--
Lot Size	.12 acres	0.33 acres	0.13 acres	0.13 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** WELCOME HOME! This beautiful sits on .33 of acre lot, 4 bedroom, 2 bathroom with a HOME OFFICE. AND a 3 CAR GARAGE with 2 CAR CARPORT. This home is MOVE IN READY! Newly updated with freshly painted interior, new light fixtures, new carpet and wood flooring. Kitchen features open concept, with updated countertop, stainless-steel appliances. Refrigerator Included! Private master bedroom along with SPACIOUS ensuite bathroom and closet just off the laundry room. HUGE backyard is fully fenced and a covered patio area! NEW ROOF 2021. Stove is plumbed for gas! This home is the one! DON'T DELAY!
- Listing 2** This well-maintained home boasts four bedrooms, two-bath one-story home in Villages of Sunset Pointe. It is conveniently located only a few minutes from the Chisholm Trail. Formal dining room off the entry with wood flooring and tile accents throughout the home. Open Kitchen plumb for gas, adjacent breakfast room, pantry, and overlooks the living room. Spacious living room with lots of windows. Master bedroom suite with garden tub, separate shower, dual sinks, and large walk-in closet. Separate laundry room. Backyard patio slab, fenced yard, and walking distance to Dallas Park Elementary School and community pool and park
- Listing 3** This beautiful 4 bedroom, 2ba 2288 sq ft home is waiting for a new family. This stunner has a great open layout, with windows galore for plenty of natural light. This loving home is great for entertaining with a full handcrafted dry bar your neighbors will be envious of, or have family over to watch the game on the back patio. A fabulous open gourmet kitchen boasts granite countertops, stainless steel appliances, gas cooktops, and oven The large master includes huge walk-in closet, sitting area, a spa like bathroom, tile shower, large jetted tub, dual vanities, and granite countertops. Home has an office, wine-coffee bar, and finished out attic with tons of storage space. Come out and see this house today.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8520 Hornbeam Drive	8404 Hornbeam Dr	8704 Grazing Lane	8628 Thistle Ridge
City, State	Fort Worth, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76123	76123	76123	76123
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.86 ¹	1.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$359,000	\$325,000
List Price \$	--	\$299,900	\$359,000	\$35,000
Sale Price \$	--	\$315,000	\$359,000	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/16/2021	10/20/2021	10/19/2021
DOM · Cumulative DOM	-- · --	11 · 47	10 · 55	5 · 34
Age (# of years)	14	7	2	16
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	2,621	2,064	2,238	2,264
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 3	4 · 2 · 1
Total Room #	12	11	10	13
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	.12 acres	0.13 acres	.26 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$30,350	+\$19,150	+\$12,850
Adjusted Price	--	\$345,350	\$378,150	\$372,850

* Sold 2 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 a GLA adjustment of +\$27,850, using \$50 per sq.ft. Highest and Best by Noon on June 11th. Thanks! Back on Market, Buyer had to cancel due to change in work status. This immaculately kept 4 bed, 2 bath home is a must see! Video surveillance system, gas fireplace and tankless hot water heater are three of the amazing upgrades this home has. A new AC was put in in 2019 so you are ready for the Texas summer! This family relocating is your chance to own a beautiful home in Fort Worth. All furniture negotiable.
- Sold 2** This comp is similar in size & features. This comp has a GLA adjustment of -\$19,150, using \$50 per sq.ft.; this comp has one less bedroom and one more bath, so a net 0 adjustment was made. SUMMER CREEK HAPPINESS!! What a great home! This lovely 3 bedroom, 3 bath is located in a quiet neighborhood and sits on a large corner lot. This floor plan is more than functional, its spacious design allows for a large kitchen, study for a home office and both secondary bedrooms access to a full bathroom - talk about privacy! Home also offers a study or den that would be perfect for a home office. You will enjoy a covered back patio and a large backyard that comes with a well loved, raised garden to grow your own and enjoy the fruits of your labor. Home still has 7 years on the builder's warranty on roof and foundation.. SO many extras, come out and see it today!
- Sold 3** This comp is similar in size & features. This comp has a GLA adjustment of +\$17,850, using \$50 per sq.ft.; this comp has been updated, an adjustment of -\$5,000 was made. Remodeled & Ready - Clean, Freshly Painted & Landscaped - All you'll have to do is Move-In! Updates include all new appliances, farm sink & faucet, new flooring, tile surround in both bathrooms, and blinds on all windows. Crown molding, picture frame and chair rail add architectural interest. Great functionality of floorplan, Bedroom 4 can be accessed from both the hall and Master Closet making it an ideal flex space. Oversized back patio perfect for relaxing or entertaining. Community has wonderful amenities including a pool and playground. All in a super convenient location - close to shopping & dining, and with easy access to Chisholm Trail Pkwy for commuting.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Award Property Management	Listing history below					
Listing Agent Name	John Rolader						
Listing Agent Phone	817-565-6181						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/29/2021	\$345,000	--	--	Sold	11/15/2021	\$345,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$359,900	\$359,900
Sales Price	\$359,900	\$359,900
30 Day Price	\$359,900	--
Comments Regarding Pricing Strategy		
Unable to meet customer requirements for GLA due to the fact the subject is surrounded by much smaller properties or brand new homes. 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 8601 Snowdrop Ct
Fort Worth, TX 76123



Front

L2 7912 Cedar Lake Ln
Fort Worth, TX 76123



Front

L3 5636 Old Orchard Dr
Fort Worth, TX 76123



Front

Sales Photos

S1 8404 Hornbeam Dr
Fort Worth, TX 76123



Front

S2 8704 Grazing Lane
Fort Worth, TX 76123



Front

S3 8628 Thistle Ridge
Fort Worth, TX 76123



Front

ClearMaps Addendum

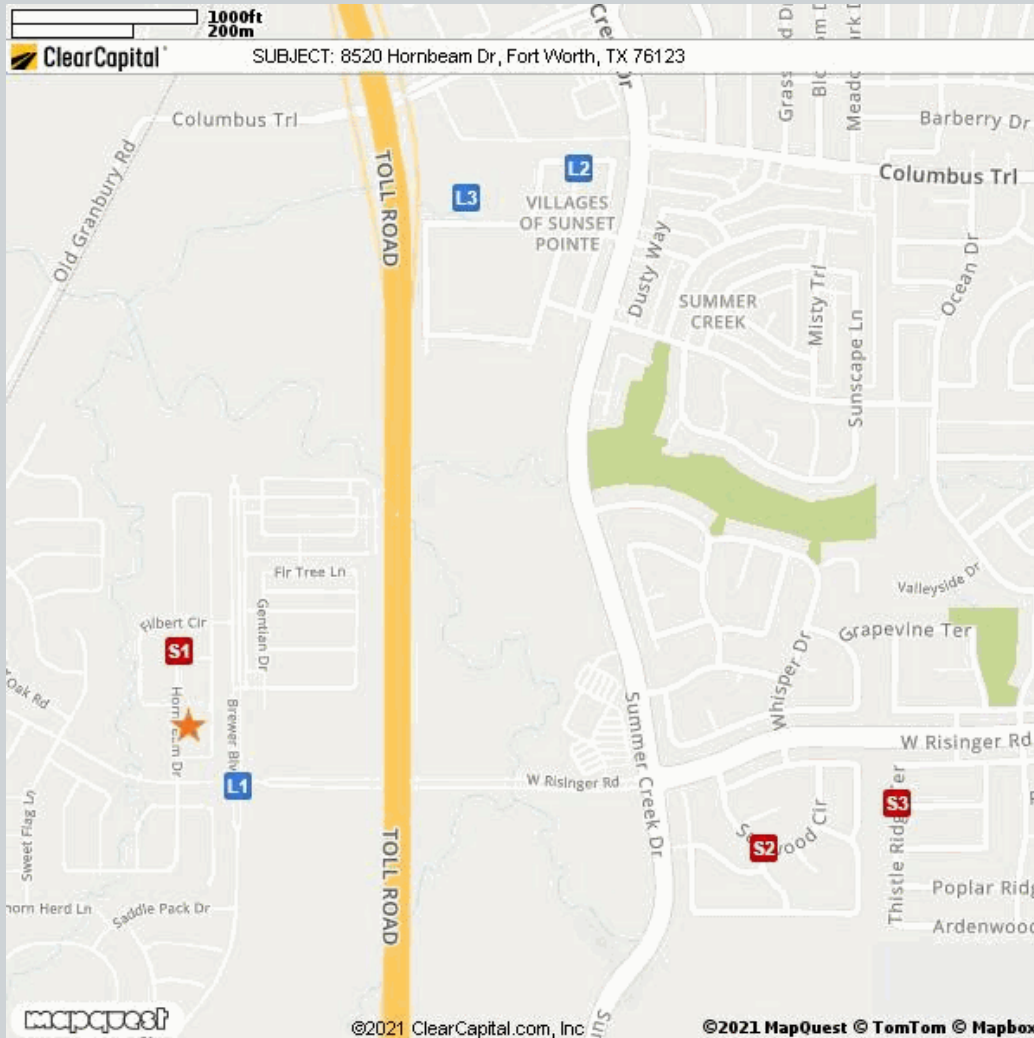
Address ★ 8520 Hornbeam Drive, Fort Worth, TEXAS 76123

Loan Number 47039

Suggested List \$359,900

Suggested Repaired \$359,900

Sale \$359,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8520 Hornbeam Drive, Fort Worth, Texas 76123	--	Parcel Match
L1	8601 Snowdrop Ct, Fort Worth, TX 76123	0.11 Miles ¹	Parcel Match
L2	7912 Cedar Lake Ln, Fort Worth, TX 76123	1.00 Miles ¹	Parcel Match
L3	5636 Old Orchard Dr, Fort Worth, TX 76123	0.87 Miles ¹	Parcel Match
S1	8404 Hornbeam Dr, Fort Worth, TX 76123	0.12 Miles ¹	Parcel Match
S2	8704 Grazing Lane, Fort Worth, TX 76123	0.86 Miles ¹	Parcel Match
S3	8628 Thistle Ridge, Fort Worth, TX 76123	1.04 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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	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	7.45 miles	Date Signed	11/18/2021

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.