

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	108 Sandi Place, Dallas, GA 30132	Order ID	7901117	Property ID	31990354
Inspection Date	01/19/2022	Date of Report	01/20/2022		
Loan Number	47658	APN	033765		
Borrower Name	Catamount Properties 2018 LLC	County	Paulding		

Tracking IDs

Order Tracking ID	01.18.22	Tracking ID 1	01.18.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ADRIENNE R MAYE	Condition Comments Property has normal wear and tear.
R. E. Taxes	\$1,703	
Assessed Value	\$51,912	
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 Property is located in an established neighborhood with like condition properties.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$152000 High: \$355750	
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	108 Sandi Place	200 Christine Ct	119 Ashford Dr	148 St Ann Cir
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30157	30132	30157
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.15 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$249,900	\$279,900
List Price \$	--	\$239,900	\$249,900	\$279,900
Original List Date		01/04/2022	12/06/2021	01/11/2022
DOM · Cumulative DOM	-- · --	15 · 16	44 · 45	8 · 9
Age (# of years)	26	15	27	18
Condition	Average	Good	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 Split Level	1.5 Stories Traditional	2 Stories Traditional	1.5 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,200	1,230	1,200	1,467
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	4 · 3
Total Room #	5	7	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	624	1,144	624	1,434
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.17 acres	0.19 acres	0.21 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** Beautiful four bed/three bath home on a cul-de-sac in Paulding County! Beautiful stacked stone fireplace in family room. Master w/trey ceilings & en-suite w/double vanities, sep tub & shower. Good sized kitchen with black appliances and brand new built in microwave. Carpet throughout, hardwood at foyer, quaint backyard with great deck for grilling. The finished lower level family rec room and full bath graces this home with 2 great family entertainment spaces! Neighborhood access to Silver Comet Trail. Minutes to downtown Dallas, shopping, restaurants and Hospital! NO HOA!!!!
- Listing 2** 3 bedroom 2 bathroom home in West Hampton! Home has refreshed with new interior paint. Kitchen with new quartz countertops opens up to the dining area and living room with built in fireplace. Upstairs features all 3 bedrooms and full bathroom in hall. Fenced in yard. Move in ready!
- Listing 3** Welcome home to this maintained 4 bedrooms, 3 full bath split level home with 2 car garage. Home features open plan with natural lighting. Separate dining with an eat-in kitchen. Curl up in family room with cozy fireplace for cold lazy days. Nice-sized main bedroom with walk in closet. Main bathroom has double vanity. Secondary bedrooms are a good size. Silver Comet Trail is less than a mile away for walks, runs, or bike rides. Homeowner is original owner and has maintained home. Home awaits you and your creative decor.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	108 Sandi Place	108 Salem Pl	300 Westwood Ct	127 Westwood Dr
City, State	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
Zip Code	30132	30132	30132	30132
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.95 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,500	\$205,000	\$195,000
List Price \$	--	\$209,500	\$205,000	\$195,000
Sale Price \$	--	\$213,000	\$212,000	\$225,000
Type of Financing	--	Other	Fha	Conventional
Date of Sale	--	04/26/2021	08/31/2021	12/14/2021
DOM · Cumulative DOM	-- · --	37 · 37	38 · 38	24 · 24
Age (# of years)	26	27	31	31
Condition	Average	Good	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 Split Level	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,200	1,218	1,104	1,104
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	60%	50%
Basement Sq. Ft.	624	1,144	576	576
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.53 acres	0.26 acres	0.31 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,950	+\$2,140	+\$2,400
Adjusted Price	--	\$209,050	\$214,140	\$227,400

* 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** Great cul-de-sac lot over 1/2 acre with large backyard. New paint, new fixtures, new appliances, home warranty, and finished basement with two rooms. Don't miss out on this one - one of the larger lots in the neighborhood. Agent is related to the seller. No disclosures available.
- Sold 2** This home features 3 bedrooms and 2 bathrooms with a large mud room, Laminate flooring through out the living room and kitchen, Nice cozy stone fireplace, eat-in kitchen, Private back deck , New paint throughout , and much more.
- Sold 3** Welcome home! This well-maintained beauty features 3 bedrooms and 2 bathrooms w/ a bonus room. Located minutes away from Downtown Dallas! Enjoy all the new upgrades including a new roof, LVP flooring, fresh paint, newer HVAC, white cabinets, and newer lighting fixtures. This home is immaculate and will not last. All the upgrades have already been done for you! Walking distance to local shopping, restaurants, parks, entertainment, Georgia Highlands College, and Kennesaw State University's Paulding Campus.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Property was sold on 1/14/22			
Listing Agent Name							
Listing Agent Phone							
# 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
--	--	--	--	Sold	01/14/2022	\$205,000	Tax Records

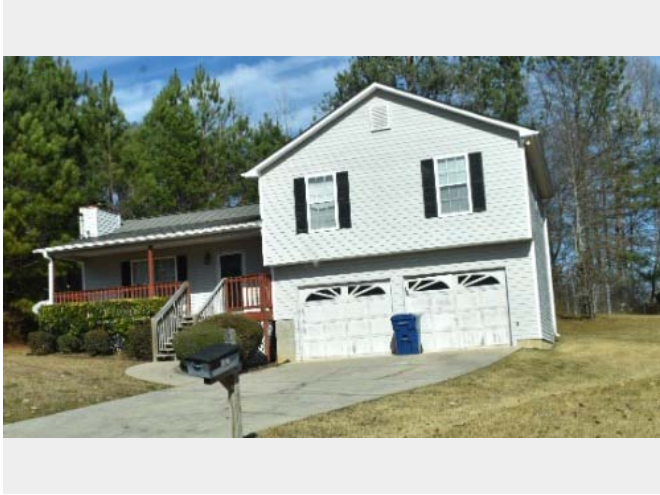
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$209,900	\$209,900
Sales Price	\$209,900	\$209,900
30 Day Price	\$209,500	--
Comments Regarding Pricing Strategy		
Property is located in Dallas, GA. Area is sought after for its proximity to Marietta and Atlanta. Adjustments 25 SQFT GLA 30 00 Bedroom 3000 Full Bath 2450 Half Bath		

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



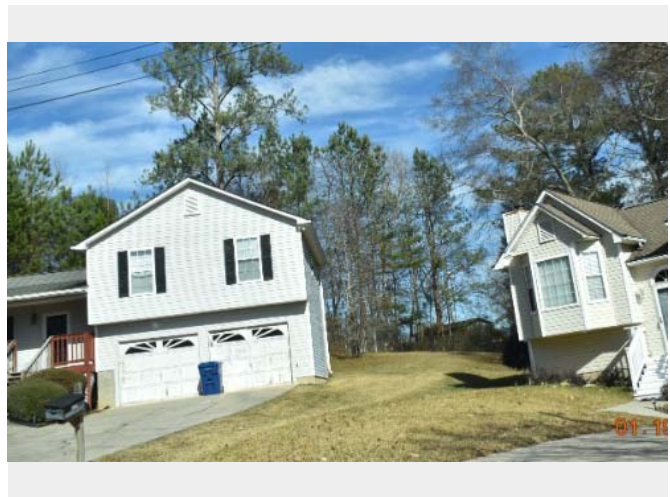
Front



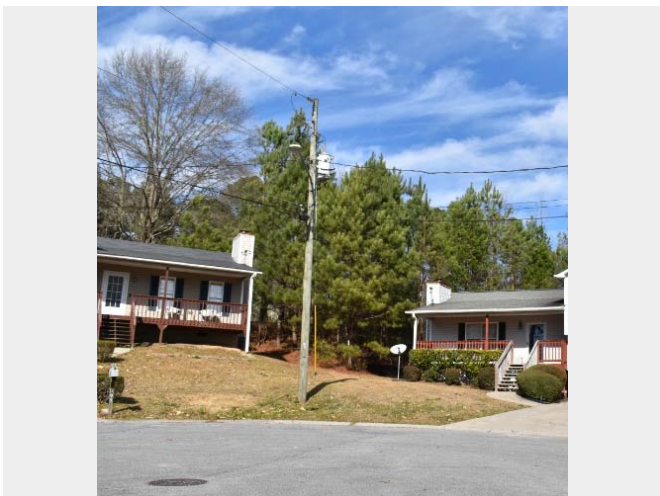
Address Verification



Address Verification



Side



Side



Street

Listing Photos

L1 200 Christine Ct
Dallas, GA 30157



Front

L2 119 Ashford Dr
Dallas, GA 30132



Front

L3 148 St Ann Cir
Dallas, GA 30157



Front

Sales Photos

S1 108 Salem Pl
Dallas, GA 30132



Front

S2 300 Westwood Ct
Dallas, GA 30132



Front

S3 127 Westwood Dr
Dallas, GA 30132



Front

ClearMaps Addendum

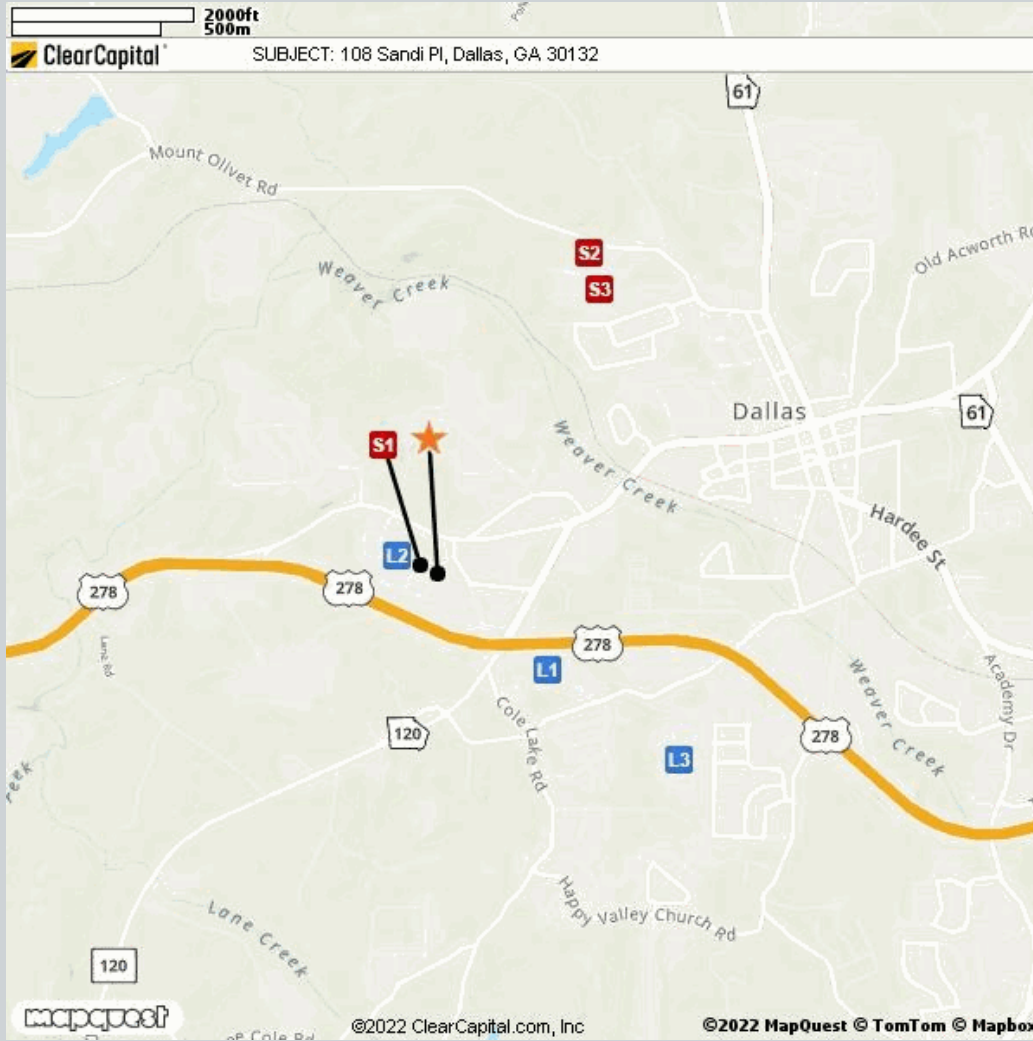
Address ★ 108 Sandi Place, Dallas, GA 30132

Loan Number 47658

Suggested List \$209,900

Suggested Repaired \$209,900

Sale \$209,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	108 Sandi Place, Dallas, GA 30132	--	Parcel Match
L1 Listing 1	200 Christine Ct, Dallas, GA 30157	0.42 Miles ¹	Parcel Match
L2 Listing 2	119 Ashford Dr, Dallas, GA 30132	0.15 Miles ¹	Parcel Match
L3 Listing 3	148 St Ann Cir, Dallas, GA 30157	0.87 Miles ¹	Parcel Match
S1 Sold 1	108 Salem Pl, Dallas, GA 30132	0.05 Miles ¹	Parcel Match
S2 Sold 2	300 Westwood Ct, Dallas, GA 30132	0.95 Miles ¹	Parcel Match
S3 Sold 3	127 Westwood Dr, Dallas, GA 30132	0.87 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	13.87 miles	Date Signed	01/20/2022

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.