

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	910 W Camino Colegio, Santa Maria, CA 93458	Order ID	8017254	Property ID	32276414
Inspection Date	03/03/2022	Date of Report	03/04/2022		
Loan Number	48642	APN	123-265-002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Barbara		

Tracking IDs

Order Tracking ID	03.02.22 - 03.03.22 BPO	Tracking ID 1	03.02.22 - 03.03.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KENNETH CLARKE	Condition Comments	
R. E. Taxes	\$567	<p>Legal Description: FLAMINGO GARDENS 6 LOT 27 BLK B. Single story Ranch style home in older non gated neighborhood in west Santa Maria off Western Avenue. The subject contains (3) bedrooms, (2.0) baths with 1280 square foot GLA. The subject was built in 1962. The subject is located on a 0.15 acre (6,534 sq, foot) sized lot. No items noted for repair. Interior of neighborhood lot with no adverse influences. Attached (2) car garage. Quality of construction rating is Q4. The subject conforms to the surrounding homes in its neighborhood in age of construction, quality of construction, architectural style and size. Neighborhood views only. Vandalism risk is low to moderate. The subjects interior was not viewed and there is no documentation to support a condition rating of C5 or C3, so condition rating is deemed to be C4 based on exterior appearance.</p>	
Assessed Value	\$56,696		
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 is located in a older neighborhood of SFR homes in west central Santa Maria, just east of S Western Avenue, just north of W Stowell Road and west of Broadway. Close to Buena Vista Park and Minami Park. Close to Sanchez Elementary School. Close to typical amenities - schools, shopping and services. The subject has no adverse influences which would negatively effect its market value. Fee simple land. No HOA. REO and Short Sale properties are minimal in this neighborhood in the current market. No boarded up homes noted in area. Vandalism risk is low to moderate. Inventory of homes For...</p>	
Sales Prices in this Neighborhood	Low: \$70000 High: \$510000		
Market for this type of property	Increased 9 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a older neighborhood of SFR homes in west central Santa Maria, just east of S Western Avenue, just north of W Stowell Road and west of Broadway. Close to Buena Vista Park and Minami Park. Close to Sanchez Elementary School. Close to typical amenities - schools, shopping and services. The subject has no adverse influences which would negatively effect its market value. Fee simple land. No HOA. REO and Short Sale properties are minimal in this neighborhood in the current market. No boarded up homes noted in area. Vandalism risk is low to moderate. Inventory of homes For Sale remains low in all areas of Santa Maria with stable buyer demand. Marketing time is abbreviated and under (30) days when homes are effectively priced in the market. List price escalation appears to be subsiding slightly after significant price appreciation (over 20%) in the market in the last (12) months. In rapidly appreciating markets, LIST comps need to be given equal or greater weight than SOLD comparables.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	910 W Camino Colegio	1112 N Benwiley Avenue	816 S Pine Street	1384 Yale Place
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.52 ¹	0.54 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$458,500	\$440,000	\$459,000
List Price \$	--	\$458,500	\$440,000	\$489,900
Original List Date		02/07/2022	12/09/2021	07/06/2021
DOM · Cumulative DOM	-- · --	25 · 25	85 · 85	52 · 241
Age (# of years)	60	60	91	63
Condition	Average	Average	Average	Average
Sales Type	--	Investor	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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,280	1,009	1,585	1,357
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	4 · 2	4 · 2
Total Room #	5	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.14 acres	0.11 acres	0.17 acres
Other	--	--	No Garage	--

* Listing 3 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** List #1 is a fair market sale. List #1 is located to the north of the subject in Santa Maria, approximately 1.52 miles away from the subject. Comp over (1) mile away from the subject was used in report due to extreme scarce list comp factors for comps that match the subjects profile in the current market. List #1 is a (1) story, Ranch/Rambler style SFR home like the subject. Estimated similar Q4 quality of construction rating. Age of construction is the same as the subject. List #1 was built in 1962, the same year as the subject. List #1 has the same (3) bedroom count as the subject. List #1 has inferior (1.0) bathroom count to the subject. List #1 has the same (5) room count as the subject. List #1 has a smaller sized floor plan and inferior GLA values to the subject. List #1 has a inferior sized 0.14 acre lot and slightly inferior lot and land value tr the subject. List #1 has estimated similar "C4" condition rating to the subject as MLS photos and information. Both homes have fenced side and rear yards. Both homes have landscaped yards. List #1 has a inferior attached (1) car garage. The subject has a superior attached (2) car garage. List #1 has a similar view amenity to the subject. Both homes have neighborhood views only. List #1 has similar lot location value with no adverse influences. With adjustments, the subject has estimated superior fair market resale value over List #1 due to the subjects superior GLA values, superior bath count, superior sized lot and superior (2) car garage. The subject is estimated to be a superior property with higher resale value than List #1. Edge to the subject.
- Listing 2** North Santa Barbara CRMLS #21002540 List #2 is a fair market sale. List #2 is located in the same general area of Santa Maria, approximately 0.54 miles away from the subject. Comp was used in report due to scarce list comp factors for comps that match the subjects profile in the current market. List #2 has similar lot location in like kind older neighborhood. List #2 is a (1) story home with Ranch architectural style like the subject. Estimated similar Q4 quality of construction rating. Age of construction is older than the subject - List #2 was built in 1931 and is a (31) year older home than the subject. List #2 has superior (4) bedroom count over the subject. List #2 has the same (2.0) bathroom count as the subject. List #2 has the same (5) room count as the subject per both properties tax record information. List #2 has a larger floor plan with superior GLA values over the subject. List #2 has a inferior sized 0.11 acre lot and inferior land value to the subject. List #2 has no carport or garage amenity. List #2 has driveway parking only on the parcel. The subject has a superior attached (2) car garage. List #2 has estimated similar C4 (average) condition rating like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. View amenity at the subject is similar to List #2. Both homes have neighborhood views only. With adjustments, the subject has estimated superior fair market resale value over List #2 as profiles due to its newer age of construction and superior attached (2) car garage. The subject is estimated to be superior.
- Listing 3** List #3 is a standard sale. List #3 is located in the same general area of Santa Maria, approximately 0.72 miles away from the subject. Comp was used in report due to extreme scarce list comp factors for comps that match the subjects profile in the current market. Neighborhood location value of List #3 is similar to the subject. List #3 was built in 1959 and is a (3) year older home than the subject. List #3 is a (1) story home with the same Ranch architectural style. Similar Q4 quality of construction. List #3 has superior (4) bedroom count over the subject. List #3 has the same (2.0) bathroom count as the subject. List #3 has superior (7) room count over the subject per both properties tax record information. List #3 has estimated similar C4 condition rating (average) like the subject. List #3 has a slightly superior sized floor plan with slightly superior GLA values over the subject. GLA values are close. List #3 has a superior sized 0.17 acre lot and superior lot and land value over the subject. List #3 has an attached (2) car garage. The subject has a like kind attached (2) car garage. Both homes have fenced side and rear yards. Both homes have landscaped yards. List #3 has neighborhood views like the subject. With adjustments, List #3 has estimated superior fair market resale value over the subject due to List #3 superior room count, superior sized lot and slightly superior GLA values over the subject. List #3 is estimated to have superior fair market resale value over the subject with adjustments, but values are in range. Estimated edge to List #3. Resale values are estimated to be in range with adjustments. List #2 is the most heavily weighted LIST comp. Best LIST comp.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	910 W Camino Colegio	924 W Morrison Avenue	1046 W Mariposa Way	820 W Mariposa Way
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.24 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$425,000	\$455,000
List Price \$	--	\$399,000	\$425,000	\$455,000
Sale Price \$	--	\$385,000	\$455,000	\$470,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	05/14/2021	05/28/2021	11/03/2021
DOM · Cumulative DOM	-- · --	1 · 51	4 · 15	6 · 126
Age (# of years)	60	60	63	60
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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,280	1,280	1,241	1,280
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	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	0.15 acres	0.14 acres	0.15 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,000	-\$575	\$0
Adjusted Price	--	\$398,000	\$454,425	\$470,000

* Sold 3 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** Sold #1 is a standard sale. Sold #1 is located to the same immediate neighborhood in Santa Maria, approximately 0.06 miles away from the subject. Neighborhood lot location value of Sold #1 is similar to the subject (\$0) Sold #1 was built in 1962, the same year as the subject (\$0) Sold #1 is a (1) story home with similar Ranch architectural style. Similar Q4 quality of construction rating (\$0) Sold #1 has the same (3) bedroom count as the subject. Sold #1 has the same (2.0) bathroom count as the subject (\$0) Sold #1 has the same (5) room count as the subject per both properties tax record information (\$0) Sold #1 has estimated similar C4 condition rating (average) with edge to the subject as MLS info indicates Sold #1 needs TLC (+\$10,000) Sold #1 was not exposed to the open market per MLS info and was purchased by a friend but was a arms length sale per MLS information. Sold #1 has a model match sized floor plan with the exact same GLA values as the subject (\$0) Sold #1 has a slightly inferior sized lot and slightly inferior lot and land value to the subject (+\$3,000) Sold #1 has an attached (2) car garage. The subject has a like kind attached (2) car garage (\$0) Both homes have fenced side and rear yards (\$0) Both homes have landscaped yards (\$0) Sold #1 has neighborhood views only like the subject (\$0) With adjustments, Sold #1 has estimated similar fair market resale value to the subject with adjustments as profiles are similar, with estimated edge to the subject due to its estimated superior sized lot and estimated superior overall condition over Sold #1. The subject has an estimated \$13,000 upward adjustment over Sold #1. Subjects adjusted value: \$398,000. The subject is estimated to have superior fair market resale value over Sold #1 with adjustments, but resale values are estimated to be in range. Sold #1 is a dated comp over (6) months old. Sales prices have increased in the subjects neighborhood since Sold #1 closed escrow in May of 2021, so the subjects current market values is estimated to exceed its adjusted sales price to Sold #1 comp due to appreciation that has occurred in the marketplace since Sold #1 closed escrow.
- Sold #2** Sold #2 was a standard sale per MLS profile info. Sold #2 is located in the same general area of homes in Santa Maria approximately 0.23 miles away from the subject. Dated comp was used due to extreme scarce SOLD comps that match the subjects profile. Sold #2 has similar neighborhood lot location value on interior of its block with no adverse influences like the subject (\$0) Sold #2 is a (1) story, Ranch style home like the subject. Sold #2 has similar age of construction. Sold #2 was built in 1959 and is a (3) year older home than the subject (+\$1,500) Sold #2 has superior (4) bedroom count over the subject. Sold #2 has the same (2.0) bathroom room count as the subjects (2.0) bathroom count (\$0) Sold #2 has superior (6) room count over the subject (-\$5,000) Sold #2 has a slightly inferior sized floor plan and inferior GLA values to the subject (+\$2,925) Quality of construction is estimated to be similar to the subject - both Q4 quality of construction ratings (\$0) Condition rating of Sold #2 is estimated similar "C4" condition rating like the subject (\$0) Sold #2 has the same sized 0.15 acre lot as the subject and similar lot and land value to the subject (\$0) Sold #2 and the subject both have an attached (2) car garage (\$0) Both homes have landscaped and fenced yards (\$0) View amenity at Sold #2 is similar to the subject - neighborhood views only (\$0) With adjustments, Sold #2 has an estimated \$575 upward adjustment over the subject. Subjects adjusted value: \$454,425. Sold #2 had CASH loan financing type with a reported \$2,941 credit per MLS information. The subjects resale value is estimated to exceed its adjusted price to Sold Comp #2. Sold #2 is a dated comp that sold over (6) months ago. Prices have risen significantly in all area of Santa Maria since it closed escrow in May of 2020. The subjects current market value is estimated to exceed its adjusted price to Sold #2 due to rising home prices in the marketplace since Sold #2 closed escrow in late May of 2021. CONCESSIONS: \$2,941 CONCESSION CMTS: Listing Agent has no information on concessions. Savvy Lane not a party to the transaction. For info contact the seller directly.
- Sold #3** Sold #3 was a standard sale per MLS profile info. Sold #3 is located in the same neighborhood of SFR homes in Santa Maria approximately 0.18 miles away from the subject. Sold #3 has similar neighborhood lot location value away from busy streets or adverse influences (\$0) Sold #3 is a (1) story, Ranch style SFR home like the subject. Sold #3 has the same age of construction. Sold #3 was built in 1962, the same year as the subject (\$0) Model match sized floor plan. The subject has the same (3) bedroom count as Sold #3. Sold #3 has the same (2.0) bathroom count as the subject (\$0) Sold #3 has the same (5) room count as the subject per each homes tax record information (\$0) Quality of construction is estimated to be similar to the subject - both homes have Q4 construction ratings (\$0) Sold #3 has the same sized floor plan and the same GLA values as the subject (\$0) Condition rating of Sold #3 is estimated to be similar C4 condition rating per MLS photos (\$0) Sold #3 has the same sized lot and similar lot and land value to the subject (\$0) Sold #3 has a attached (2) car garage like the subject (\$0) Both homes have fenced side and rear yards (\$0) Both homes have landscaped yards (\$0) The subject has a similar view amenity to Sold #3 - neighborhood views only (\$0) With adjustments, Sold #3 has an estimated ZERO adjustment to the subject. Subjects adjusted value: \$470,000. Sold #3 is estimated to have similar fair market resale value to the subject as it is a model match home in the same neighborhood built in the same year. Sold #3 had conventional loan financing type with no reported credits or concessions per MLS information. Sold #3 is the most heavily weighted SOLD comp and has estimated similar fair market resale value to the subject with adjustments. Best SOLD comp.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No MLS history. Sales history in tax records is blank - no sales history					
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	\$472,500	\$472,500
Sales Price	\$470,000	\$470,000
30 Day Price	\$465,000	--

Comments Regarding Pricing Strategy

The sale and listing search...I initially went back (3) months, out in distance (1) mile and LIST & SOLD comps that match the subjects profile and estimated value range are extremely scarce in Santa Maria in the current market. Sold comps that have closed in the past 3 months are not readily available due to extreme scarce comp factors. List comp are scarce overall and list comps that match the subjects profile are extremely scarce. With relaxing the date sold variance up to (12) months, age of construction variance and the GLA value variance beyond the customers desired threshold tolerances, I was able to locate comps which I could use to complete the report. Within (1) mile and backing up the sales dates to (12) months, I found sufficient listing & sold comps of which I could use to complete the report. Comps used in report are estimated to bracket the range of the subjects current fair market resale value. L1, L2, and L3 comps exceed the 0.50 mile distance radius threshold variance for URBAN location. L2 comp exceeds the (15) year age of construction variance threshold. L2 comp was used in report due to extreme scarce LIST comp selection in the current market. All (3) SOLD comps exceed the (120) day date sold variance. Subject is a single story, Ranch style home in west Santa Maria. Average quality of construction and build. No adverse influences or functional obsolescence noted. No repair items noted. Home appears to be occupied. Supply exceeds demand in all areas of Santa Maria in the current market. Inventory of available homes for sale is extremely low. Buyer demand is stable to strong in the current market. Marketing time is abbreviated and under (30) days. Multiple offer situations common and many homes selling at full list price or over due to buyer competition. Agent sees no resale problem at the subject. List price can be set slightly higher than current market value due to continued low inventory and list price escalation due to supply and demand issues. List price escalation appears to be stabilizing slightly, but marketing time remains abbreviated due to lack of inventory and stable buyer demand.

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 1112 N Benwiley Avenue
Santa Maria, CA 93458



Front

L2 816 S Pine Street
Santa Maria, CA 93458



Front

L3 1384 Yale Place
Santa Maria, CA 93458



Front

Sales Photos

S1 924 W Morrison Avenue
Santa Maria, CA 93458



Front

S2 1046 W Mariposa Way
Santa Maria, CA 93458



Front

S3 820 W Mariposa Way
Santa Maria, CA 93458



Front

ClearMaps Addendum

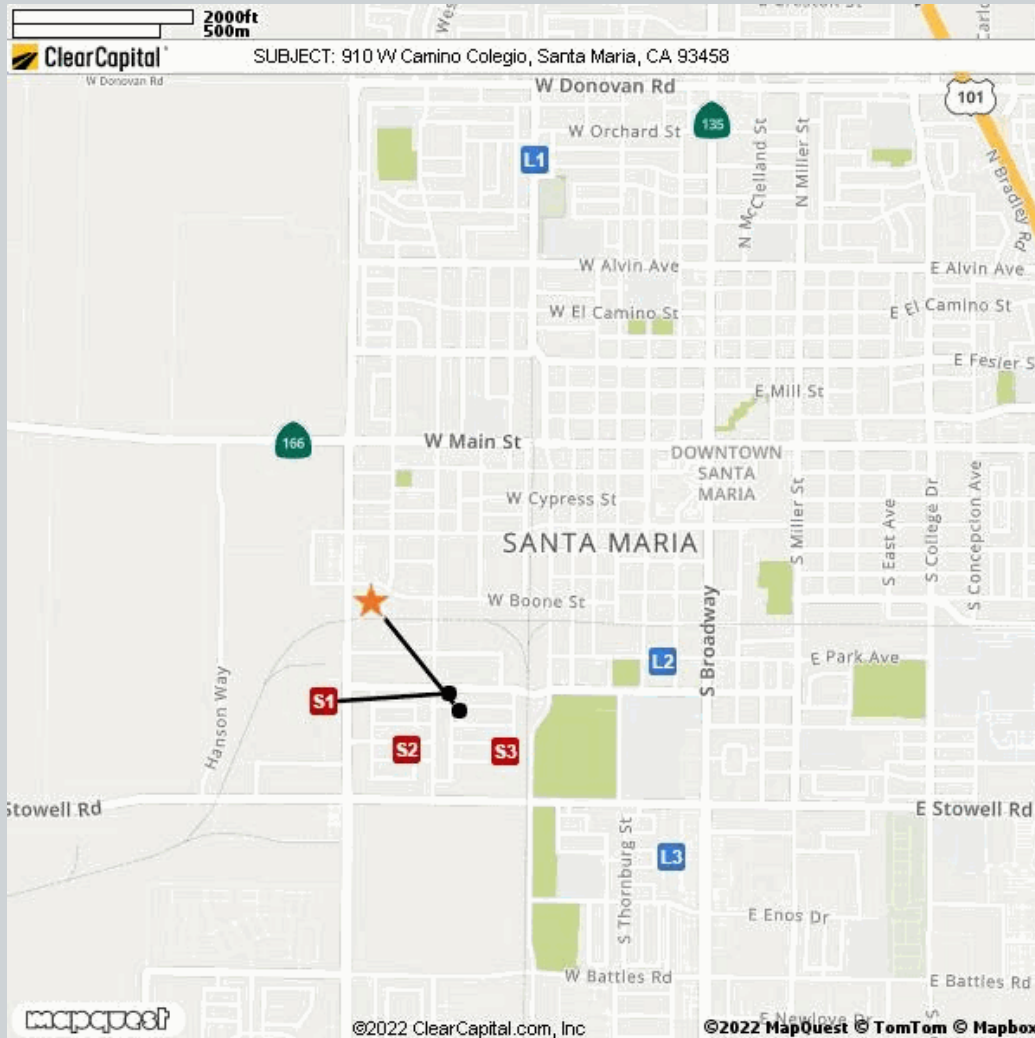
Address ★ 910 W Camino Colegio, Santa Maria, CA 93458

Loan Number 48642

Suggested List \$472,500

Suggested Repaired \$472,500

Sale \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	910 W Camino Colegio, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	1112 N Benwiley Avenue, Santa Maria, CA 93458	1.52 Miles ¹	Parcel Match
L2 Listing 2	816 S Pine Street, Santa Maria, CA 93458	0.54 Miles ¹	Parcel Match
L3 Listing 3	1384 Yale Place, Santa Maria, CA 93458	0.72 Miles ¹	Parcel Match
S1 Sold 1	924 W Morrison Avenue, Santa Maria, CA 93458	0.06 Miles ¹	Parcel Match
S2 Sold 2	1046 W Mariposa Way, Santa Maria, CA 93458	0.24 Miles ¹	Parcel Match
S3 Sold 3	820 W Mariposa Way, Santa Maria, CA 93458	0.18 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	Christian Stuart Workmon	Company/Brokerage	Century 21 Hometown Realty - Pismo Beach,CA
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2025	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	13.92 miles	Date Signed	03/04/2022

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.