

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.

<b>Address</b>	1755 Biarritz Court, Tarpon Springs, FLORIDA 34689	<b>Order ID</b>	8460098	<b>Property ID</b>	33412840
<b>Inspection Date</b>	10/06/2022	<b>Date of Report</b>	10/10/2022		
<b>Loan Number</b>	49391	<b>APN</b>	062716900050010340		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinellas		

Tracking IDs					
<b>Order Tracking ID</b>	10.05.22 BPO CS_Citi Update	<b>Tracking ID 1</b>	10.05.22 BPO CS_Citi Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	FEDERAL HOME LOAN MTG CORP	<b>Condition Comments</b> Subject appears to be in average condition with no visible exterior damage or deferred maintenance noted at the time of the inspection. Subject is in an "X" flood zone and should not require flood insurance. Subject community is residential in nature and is close to most amenities.
<b>R. E. Taxes</b>	\$3,076	
<b>Assessed Value</b>	\$198,355	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Tarpon Trace HOA Unknown	
<b>Association Fees</b>	\$210 / Year (Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject neighborhood community is residential in nature and is close to all amenities. There were no adverse neighborhood conditions noted at the time of the inspection. Subject neighborhood has many amenities, parks, and schools, and there are no significant commercial or industrial influences in the area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$332500 High: \$706425	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1755 Biarritz Court	1752 Biarritz Cir	1405 Watermill Cir	1859 Wood Haven St
<b>City, State</b>	Tarpon Springs, FLORIDA	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
<b>Zip Code</b>	34689	34689	34689	34689
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.49 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$444,000	\$419,000	\$425,000
<b>List Price \$</b>	--	\$391,900	\$409,900	\$419,900
<b>Original List Date</b>		04/01/2022	07/15/2022	08/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	134 · 192	84 · 87	47 · 59
<b>Age (# of years)</b>	36	26	23	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,685	1,487	1,856	1,767
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.15 acres	0.15 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** 3/2/2 Pool Home in desirable Tarpon Springs. New LVT flooring throughout the home. The master bedroom features a large walk-in closet as well as a luxurious master bathroom with garden tub and stand up shower. This home has vaulted ceilings, a living room that is open to the dining room. The kitchen features a dining area and breakfast bar. This home's layout is a split-plan with the master in the back of the home. The living room leads to a screened patio and pool area. The home is conveniently located near numerous shopping and dining options. Also located only a 10 minute walk from North Anclote River Nature Park and a 5 minute drive to the World famous Tarpon Springs Sponge Docks! It is 15 mins from Fred Howard Park and Sunset Beach.
- Listing 2** Spacious 4-bedroom home only minutes from the popular Tarpon Springs Sponge Docks and Pinellas Trail, and only 15 minutes to the beach! Upon entering, you are captured by the large, open floor plan, donned with beautiful wood tile throughout the main living areas for easy maintenance. The kitchen offers breakfast bar seating, opening to a dining area and great room, complimented with cathedral ceilings. A perfect space for entertaining! The split floor plan provides privacy for the primary bedroom suite. Take the entertaining outdoors and enjoy your cozy screened patio, which leads out to a private deck.
- Listing 3** 3 bedrooms and 2 baths with a split floor plan, 2 living areas, formal dining, screened in lanai and a 3 car garage. This home pretty much has it all!! As you walk in this home you are greeted with clean lines, natural light, tranquility, openness, positivity and a one of a kind home. This home will fit most family dynamics, you'll experience true pride of ownership when touring this beautiful home. The pictures you see? They are true to life and expect this home to look exactly as you see it in the pictures and you will most likely be more impressed when you see it in person. Features & highlights: low maintenance landscaping with artificial turf, hurricane protection comes with the home.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1755 Biarritz Court	1454 Ridge Shore Dr	1700 Blue Lake Ct	928 Hunter Ln
<b>City, State</b>	Tarpon Springs, FLORIDA	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
<b>Zip Code</b>	34689	34689	34689	34689
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	0.22 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$350,000	\$375,000	\$424,900
<b>List Price \$</b>	--	\$375,000	\$375,000	\$394,900
<b>Sale Price \$</b>	--	\$382,000	\$385,000	\$394,900
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	04/21/2022	05/23/2022	08/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	2 · 27	3 · 59	25 · 54
<b>Age (# of years)</b>	36	30	27	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,685	1,523	1,505	1,580
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	8	8	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.14 acres	0.16 acres	0.17 acres	0.15 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$930	-\$7,300	+\$1,575
<b>Adjusted Price</b>	--	\$382,930	\$377,700	\$396,475

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** 3 bedroom, 2 bathroom, two car garage, single family home located in the highly sought after community of Beckett Bay. Inside the home features cathedral and vaulted ceilings, an open split bedroom floor plan, living room dining room combo with two sound dampening sky lights, kitchen with breakfast bar and breakfast nook, large master suite with walk in closet, and master bath with garden tub and walk in shower. Additional year round living space offer in the huge enclosed Florida room. Outside the features a screened front porch, fenced back yard and large rear patio. Additional point to note the roof was replaced in 2017, the air conditioner in 2021 and the property is complete with hurricane shutters for all windows. Adjusted +\$2,430 for SF variance; - \$1,500 for bathroom count.
- Sold 2** 3-bedroom, 2-bathroom POOL home in highly-desirable BRITTANY PARK at a price point you won't believe! Situated on a CORNER LOT, this "diamond in the rough" boasts an attractive, open concept floor plan with soaring high ceilings! Ceramic tile floor runs the span of the entire home, perfect for those seeking ease of maintenance! Attractive interior features include a large kitchen, with eat-in-space, walk-in closet in the master bedroom and a large living space meant for hosting and entertaining! Major ticket items have been addressed -- PER THE SELLER: The roof is 2019 and the AC is 2011/2012. Outside you'll find the POOL, with a PebbleTec finish! Adjusted +\$2,700 for SF variance; -\$10,000 for pool count.
- Sold 3** 3 bedroom, 2 bath, 2 car garage, home on a Conservation lot! Step into the home's front foyer and immediately be greeted with the MASSIVE GREAT ROOM, which has soaring high VAULTED CEILINGS, laminate floors, and two chandeliers. To the left of the foyer will be the kitchen, which has tile floors, stainless appliances, laminate countertops, a butcher countertop island and a nice pantry. To the right of the foyer will be your laundry room and 2 car garage with INCLUDED WASHER AND DRYER. On the left side of the home will be your master's suite, which is massive in size at 19x19, and has laminate floors, with high vaulted ceilings. Adjusted +\$1,575 for SF variance.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS listing data history found.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$385,000	\$385,000
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Value determined using the Comparable Market Analysis Method. All comparable properties used are non-distressed properties. All comparable properties used are from subject subdivision or in a similar subdivision and within 1 mile of subject. There is not a significant number of REO and Short Sale properties in the subject area. It is estimated to be approximately 1%. I went back 6 months, out in distance 1 mile, and was able to find comps which fit the subject requirements. The ones used are the best possible currently available comps within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</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



Street



## Listing Photos

**L1** 1752 BIARRITZ CIR  
Tarpon Springs, FL 34689



Front

**L2** 1405 WATERMILL CIR  
Tarpon Springs, FL 34689



Front

**L3** 1859 WOOD HAVEN ST  
Tarpon Springs, FL 34689



Front

## Sales Photos

**S1** 1454 RIDGE SHORE DR  
Tarpon Springs, FL 34689



Front

**S2** 1700 BLUE LAKE CT  
Tarpon Springs, FL 34689



Front

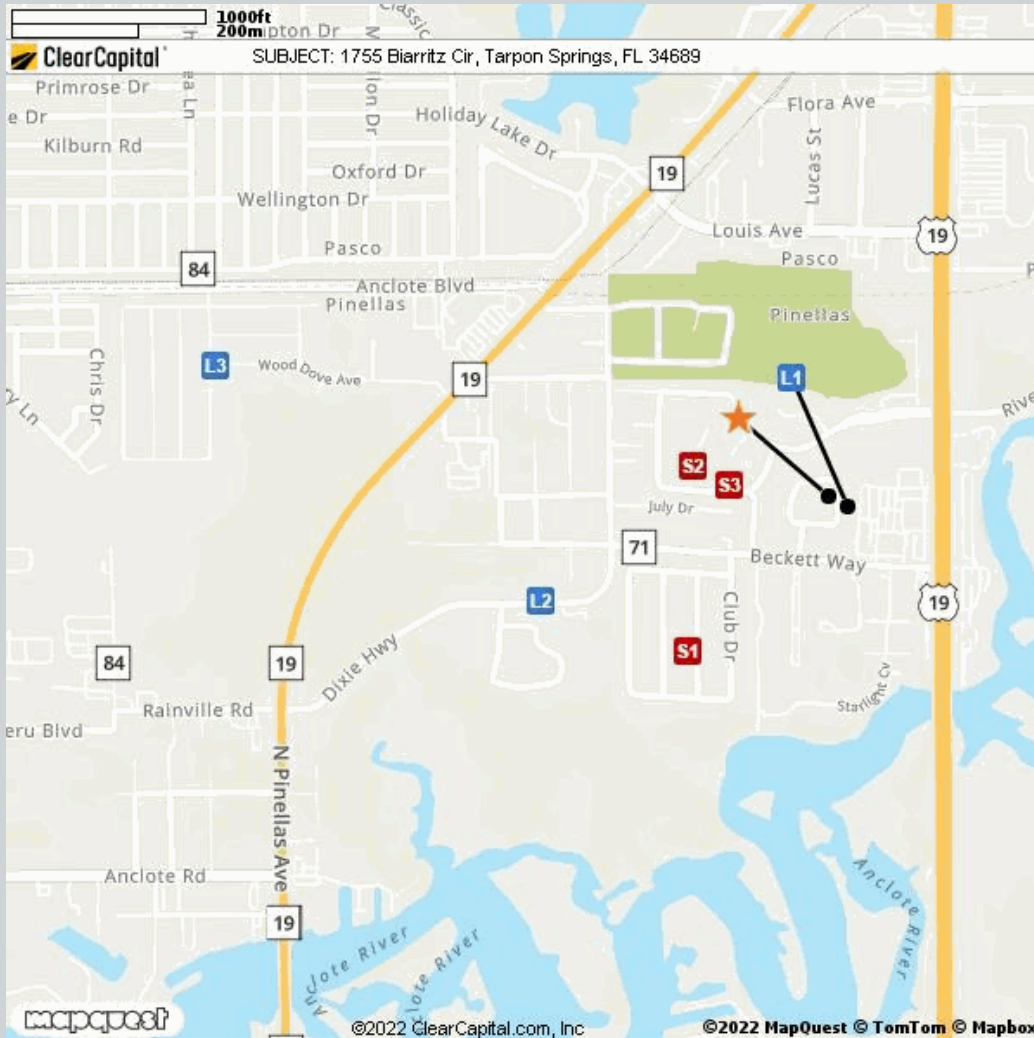
**S3** 928 HUNTER LN  
Tarpon Springs, FL 34689



Front

## ClearMaps Addendum

**Address** ★ 1755 Biarritz Court, Tarpon Springs, FLORIDA 34689  
**Loan Number** 49391      **Suggested List** \$385,000      **Suggested Repaired** \$385,000      **Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1755 Biarritz Court, Tarpon Springs, Florida 34689	--	Parcel Match
L1 Listing 1	1752 Biarritz Cir, Tarpon Springs, FL 34689	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1405 Watermill Cir, Tarpon Springs, FL 34689	0.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1859 Wood Haven St, Tarpon Springs, FL 34689	0.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1454 Ridge Shore Dr, Tarpon Springs, FL 34689	0.35 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1700 Blue Lake Ct, Tarpon Springs, FL 34689	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	928 Hunter Ln, Tarpon Springs, FL 34689	0.17 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Fred Strickroot	<b>Company/Brokerage</b>	HomeNet
<b>License No</b>	BK3187035	<b>Address</b>	9020 Rancho Del Rio Dr New Port Richey FL 34655
<b>License Expiration</b>	03/31/2024	<b>License State</b>	FL
<b>Phone</b>	7278355567	<b>Email</b>	allprobpos@gmail.com
<b>Broker Distance to Subject</b>	6.59 miles	<b>Date Signed</b>	10/07/2022

*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.**