

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>	17303 Spanaway Loop Road S Unit 53, Spanaway, WA 98387	<b>Order ID</b>	8768453	<b>Property ID</b>	34234012
<b>Inspection Date</b>	06/02/2023	<b>Date of Report</b>	06/03/2023		
<b>Loan Number</b>	49695	<b>APN</b>	3109000530		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pierce		

Tracking IDs					
<b>Order Tracking ID</b>	06.02.23 Citi-CS BPO Request	<b>Tracking ID 1</b>	06.02.23 Citi-CS BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<p>The subject is a three story, middle unit, townhouse style condominium. The unit has a one car attached garage and across the street is guest parking and a green belt with a creek. The unit has been updated and is in an good condition, with new flooring and new counters. The MLS with photos is attached. Complex is gated with a pool, tennis court, club house and lake frontage with community beach and dock.</p>
<b>R. E. Taxes</b>	\$3,140	
<b>Assessed Value</b>	\$233,500	
<b>Zoning Classification</b>	Residential RR	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(MLS key box. Gated complex)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Coffee Creek Condominium association (253) 841-0111	
<b>Association Fees</b>	\$570 / Month (Pool,Landscaping,Tennis,Other: clubhouse, lake access, garbage, water, cable)	
<b>Visible From Street</b>	Not Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	<p>The subject is located in a gated condominium complex. The units appear to all be townhouse style units. The complex fronts a lake, with a dock, community beach, open areas and pool. The complex and the community areas are all well maintained. The area is suburban. It is located in a small strip of land between the lake to the east and a wetland and Joint base Lewis-McChord to the west. Very few condominiums exist in the area and this is the only complex on the lake or in the immediate area. The demand for units has been good. There are very few condominiums in the area other than those in t...</p>
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$243,500 High: \$985,000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

The subject is located in a gated condominium complex. The units appear to all be townhouse style units. The complex fronts a lake, with a dock, community beach, open areas and pool. The complex and the community areas are all well maintained. The area is suburban. It is located in a small strip of land between the lake to the east and a wetland and Joint base Lewis-McChord to the west. Very few condominiums exist in the area and this is the only complex on the lake or in the immediate area. The demand for units has been good. There are very few condominiums in the area other than those in the same complex. Those in the complex will be used first, then if necessary the nearest other units, but emphasis will be on those in the complex. Market values are assumed to be stable at this time.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	17303 Spanaway Loop Road S Unit 53	17303 Spanaway Loop Rd S #9	17303 Spanaway Loop Rd S #14	17303 Spanaway Loop Rd S #26
<b>City, State</b>	Spanaway, WA	Spanaway, WA	Spanaway, WA	Spanaway, WA
<b>Zip Code</b>	98387	98387	98387	98387
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.08 <sup>1</sup>	0.06 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$334,000	\$359,950	\$379,999
<b>List Price \$</b>	--	\$334,000	\$354,950	\$379,999
<b>Original List Date</b>		02/15/2023	05/16/2023	04/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	30 · 108	10 · 18	29 · 61
<b>Age (# of years)</b>	52	52	52	52
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront
<b>View</b>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
<b>Style/Design</b>	3 Stories Townhouse	3 Stories Townhouse	3 Stories Townhouse	3 Stories Town house
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,101	1,101	1,461	1,241
<b>Bdrm · Bths · ½ Bths</b>	1 · 2	1 · 1 · 1	2 · 2 · 1	2 · 2
<b>Total Room #</b>	4	4	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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>	--	--	Spa - Yes	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--

\* 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** Same complex, appears to be similar unit, but states it only has 1.5 baths. has been fully renovated, The quality appears to be a little better but condition assumed to be similar. MLS notes\*\*\*\* Marketing Remarks Fully renovated home with lake view and access and all the amenities at Coffee Creek Condominiums! Inside this beautifully updated condominium features NEW flooring throughout, NEW quartz countertops in both the Kitchen and Bathroom, NEW interior paint, NEW fixtures, and more! Gorgeous lake views from the expansive living room windows! Upstairs primary suite includes spacious walk-in closet and 3/4 bathroom w/ walk-in shower. Enjoy the luxury of private lake access, as well as access to community basketball and tennis courts, swimming pool, and designated RV or Boat storage space. Enjoy easy access for commuting, shopping, dining, and schools and JBLM. Schedule a tour with your Realtor today. You have to see this one! Broker Remarks Buyers terminated for personal reasons at closing, forfeiting earnest money after satisfied inspection, appraisal & HOA review. Joshua is exclusive contact for all listing inquiries at (253) 389-8961. Please use ShowingTime.
- Listing 2** Renovated home, condition and quality assumed slightly better. Has more GLA and extra bath. Same complex. MLS notes\*\*\*\*\*VA Approved Condos// Coffee Creek, Lakefront Gated Community with community dock, townhouse, unit #14, has been completely remodeled. Brand new floors, cabinets, quartz countertops, stainless steel appliances, bathrooms, doors, etc. This is a must see. Property comes with garage and carport. 2 bedroom, 2.25 bath home with 1461 sq ft and cute back yard with deck and jacuzzi. Front has balcony that has a view of Spanaway Lake. Enjoy living in this low maintenance lakefront community. Close to JBLM, freeways, and other amenities.
- Listing 3** Same complex. Larger unit with loft. Condition and quality assumed similar. Backs up to creek and green belt area. Has pending offer. MLS notes\*\*\*\*\*Motivated Seller-Condo on Spanaway Lake.Wonderful remodel in Coffee Crk Gated Community has 2 Beds & 2 full baths with 1 Bed/1 Full Bath on Main floor and 1Bed/1 Full Bath upstairs.This 1241 Sq Ft Open and Bright floor plan has lots of custom touches through out along with your own deck looking out onto the canal leading out to the lake with sitting area, docks, and you can even keep your boat out there.Enjoy all that this community has to offer like Community Basketball, Tennis Courts, Swimming pool and designated RV/Boat storage.Easy access for commuting, shopping, dining, schools, and JBLM.Kitchen has been updated with a Gas Stove,Fridge,D.W. and includes W/D.Generous size Living rm with a gas F.P.,Dining area and a Loft area upstairs.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	17303 Spanaway Loop Road S Unit 53	5209 Solberg Dr Sw # B	17303 Spanaway Loop Rd S Unit 46	15422 8th Ave Ct E
<b>City, State</b>	Spanaway, WA	Lakewood, WA	Spanaway, WA	Tacoma, WA
<b>Zip Code</b>	98387	98499	98387	98445
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.98 <sup>1</sup>	0.03 <sup>1</sup>	1.66 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$310,000	\$350,000	\$349,950
<b>List Price \$</b>	--	\$310,000	\$350,000	\$349,950
<b>Sale Price \$</b>	--	\$320,000	\$350,000	\$361,859
<b>Type of Financing</b>	--	Va	Va	Va
<b>Date of Sale</b>	--	08/24/2022	07/11/2022	08/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	3 · 41	2 · 34	2 · 26
<b>Age (# of years)</b>	52	14	51	30
<b>Condition</b>	Good	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	3 Stories Townhouse	2 Stories Townhouse	3 Stories Townhouse	1 Story Duplex style
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,101	1,365	1,461	1,288
<b>Bdrm · Bths · ½ Bths</b>	1 · 2	3 · 3 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	4	6	6	6
<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>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,340	-\$26,600	-\$26,260
<b>Adjusted Price</b>	--	\$325,340	\$323,400	\$335,599

\* Sold 2 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** Newer unit, larger in size, setting is not as nice, does not have the lake or other amenities. Condition and quality assumed similar. Has more baths, larger garage. Adjust down for the garage \$4000 and for the baths \$8500 and GLA \$15840. Up for the setting and amenities \$15000. MLS notes\*\*\*\*\*You've got to see this Clover Creek Townhome with its incredible floor plan! 3 bedrooms and 3.25 bathrooms with an attached 1-car garage, and potential for rent! The main floor has a spacious living room and sizeable kitchen, with a half bath. Enjoy your private balcony off the kitchen! Upstairs, the primary suite has its own bathroom & walk-in closet. The second bedroom also has its own bathroom! And downstairs, find the lower bedroom with its own bathroom as well and access from two places, making it perfect for a roommate or tenant who wants their own space. Easy Access to I-5 & JBLM! Don't miss this one!
- Sold 2** Only unit in complex to sell in the past year. larger in size, condition and quality assumed similar. Adjust down for the bath \$5000 and the GLA \$21600. MLS notes\*\*\*\*\*Welcome to condo living at its finest! Just in time for Summer, you'll get access to the scenic Spanaway lake, a boat launch, club house, tennis court and a pool. This beautifully remodeled unit includes a kitchen with granite counters, ss appliances, great-sized dining area, and huge primary suite. The living room is flooded with natural light, tall ceilings, a cozy fireplace plus a balcony where you can simply sit and enjoy the view. Just wait until you see the huge, partially covered deck, also with a view & wired for a hot tub. Truly an entertainers dream come true! While this home is nicely tucked away in a quiet gated community, it is still close to JBLM, shopping, dining and more. Hurry - this home won't last!
- Sold 3** Duplex style unit. Not remodeled, condition and quality not as nice. Has full 2 car garage. One story home with large lot, but no community amenities. Assumed land value higher and will likely appeal to different buyers. Has central A/C. Adjust down for the garage \$4000 and for the GLA \$10260 and for the A/C \$5000 and larger fenced, private yard \$20000. up for the upgrades \$10000. MLS notes\*\*\*\*\*Fantastic one story duplex style condo in quiet well maintained neighborhood. Light and bright open floor plan with 2 car garage and a large back yard. Featuring newer laminate flooring, spacious living room with vaulted ceilings and gas fireplace, primary bedroom w/ private bath, office/den or use as a 3rd bedroom and Central A/C. Primary bedroom boasts a walk-in closet and attached bath with walk in shower. Enjoy the open kitchen with plenty of cabinets and adjoining dining room. Easy access off of the dining room to the covered patio and fully fenced back yard. Outbuilding provides for additional extra storage. Close proximity to schools, shopping and freeways!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams South Sound	Listed two other times in last year, both listings were cancelled. Current listing went pending then came back on the market on the 25th of May.					
<b>Listing Agent Name</b>	Jennifer Barnes						
<b>Listing Agent Phone</b>	253-691-9069						
<b># of Removed Listings in Previous 12 Months</b>	2						
<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>
07/07/2022	\$324,900	07/21/2022	\$299,900	Cancelled	09/13/2022	\$299,900	MLS
10/14/2022	\$284,900	12/19/2022	\$329,900	Cancelled	12/20/2022	\$329,900	MLS
05/10/2023	\$297,500	05/25/2023	\$279,500	Pending/Contract	05/17/2023	\$297,500	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$324,000	\$324,000
<b>Sales Price</b>	\$324,000	\$324,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
Very few sold comps. Sold 2 is the only one in the complex.		

## 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



Side



Side



Street



Street



## Subject Photos



Street



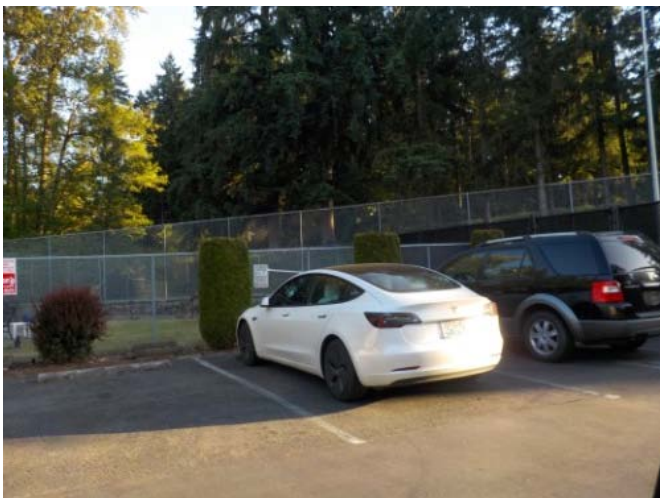
Other



Other



Other



Other



Other

## Listing Photos

**L1** 17303 Spanaway Loop RD S #9  
Spanaway, WA 98387



Front

**L2** 17303 Spanaway Loop RD S #14  
Spanaway, WA 98387



Front

**L3** 17303 Spanaway Loop RD S #26  
Spanaway, WA 98387



Front

## Sales Photos

**S1** 5209 Solberg DR SW # B  
Lakewood, WA 98499



Front

**S2** 17303 SPANAWAY LOOP RD S UNIT 46  
Spanaway, WA 98387



Front

**S3** 15422 8th AVE CT E  
Tacoma, WA 98445



Front

## ClearMaps Addendum

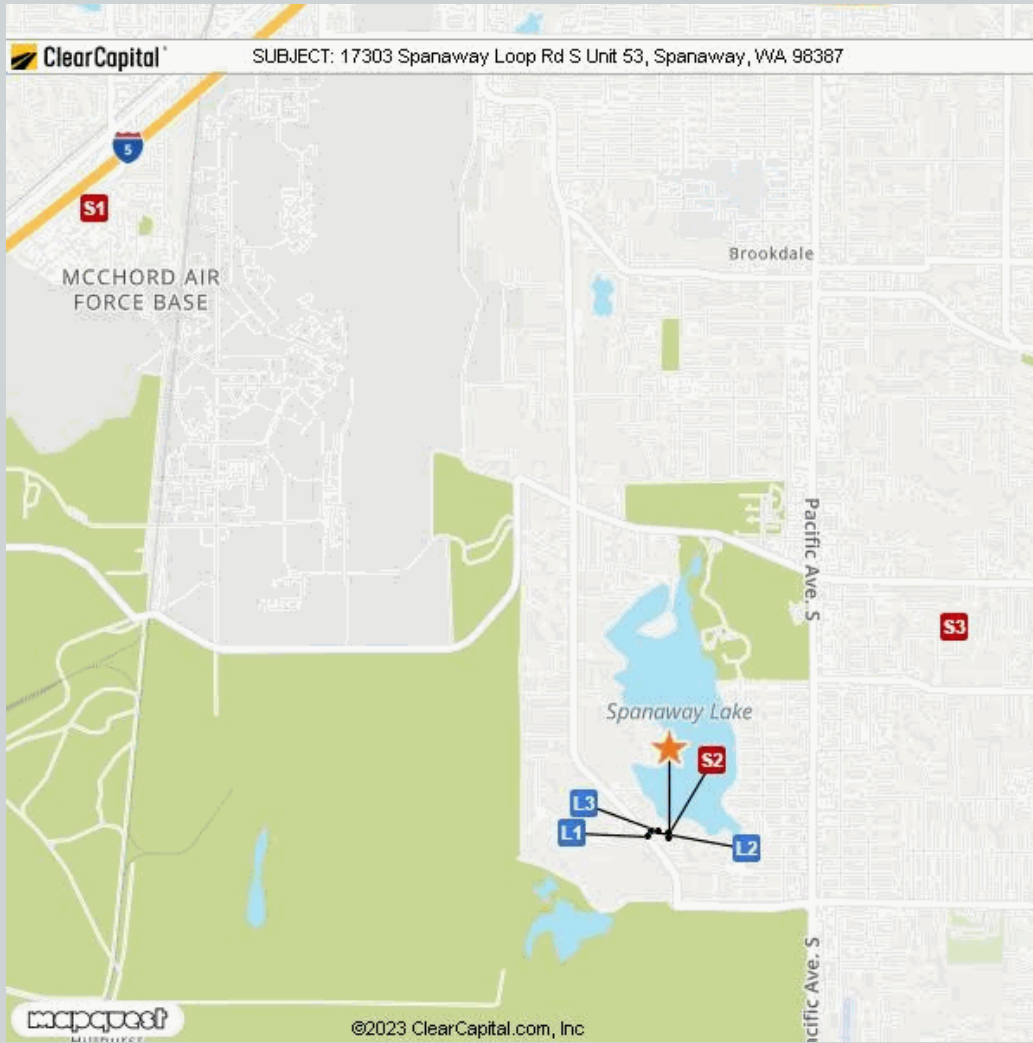
**Address** ★ 17303 Spanaway Loop Road S Unit 53, Spanaway, WA 98387

**Loan Number** 49695

**Suggested List** \$324,000

**Suggested Repaired** \$324,000

**Sale** \$324,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17303 Spanaway Loop Road S Unit 53, Spanaway, WA 98387	--	Parcel Match
L1 Listing 1	17303 Spanaway Loop Rd S #9, Spanaway, WA 98387	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	17303 Spanaway Loop Rd S #14, Spanaway, WA 98387	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	17303 Spanaway Loop Rd S #26, Spanaway, WA 98387	0.06 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5209 Solberg Dr Sw # B, Lakewood, WA 98499	3.98 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	17303 Spanaway Loop Rd S Unit 46, Spanaway, WA 98387	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	15422 8th Ave Ct E, Tacoma, WA 98445	1.66 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>	Mark A Litzenberger	<b>Company/Brokerage</b>	Dove Realty
<b>License No</b>	18817	<b>Address</b>	10717 south ainsworth Tacoma WA 98444
<b>License Expiration</b>	04/29/2025	<b>License State</b>	WA
<b>Phone</b>	2532796706	<b>Email</b>	lmarklitz@gmail.com
<b>Broker Distance to Subject</b>	4.05 miles	<b>Date Signed</b>	06/03/2023

*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

**If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.**

**If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.**

**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.**