

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	5209 White Hills Drive, Fort Worth, TX 76137	Order ID	8248888	Property ID	32855434
Inspection Date	06/05/2022	Date of Report	06/06/2022		
Loan Number	49910	APN	07000006		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	20220603_BPOa	Tracking ID 1	20220603_BPOa		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	THEDFORD TRUST	Condition Comments	
R. E. Taxes	\$4,718	Property appears well maintained at this time. Good curb appeal. Conforms to the neighborhood. Is surrounded by other residential homes. Typical older track style and quality. No repairs apparent.	
Assessed Value	\$264,228		
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	Park Glen HOA		
Association Fees	\$66 / Year (Other: Management Fees)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Park Glen is a very large subdivision and part of it is in the Keller ISD. The section that the subject is in is the Birdville ISD. So I had to search adjacent neighborhoods to stay in the Birdville ISD. Keller ISD is a higher rated district. This is a desirable area with easy access to shopping and employment. It does not have any community amenities. There are not any REOs or short sales at this time.	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$376,500		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5209 White Hills Drive	7333 Starwood Dr	5320 Warm Springs Trail	5567 Mesa Verde Ct
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.24 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$427,000	\$350,000	\$360,000
List Price \$	--	\$414,000	\$350,000	\$360,000
Original List Date		04/24/2022	04/06/2022	05/02/2022
DOM · Cumulative DOM	-- · --	41 · 43	5 · 61	7 · 35
Age (# of years)	25	17	23	29
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Investor	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,285	2,567	1,928	2,184
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2	4 · 2
Total Room #	9	8	6	9
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	.152 acres	.126 acres	.191 acres
Other	--	--	--	--

* 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** Comparable neighborhood, quality and style. Same full baths and garage spaces. More bedrooms. This Fort Worth two-story home offers a two-car garage. Home utilities may be turned off due to weather conditions. This home has been virtually staged to illustrate its potential. Homes is very clean and well cared for.
- Listing 2** Same neighborhood, quality and style. Same baths and garage spaces. More bedrooms. This 4 bedroom home located in Birdville ISD is ready for you and your family. It has a split bedroom and open floorplan with a good sized living room that opens up into the kitchen. Plenty of storage in the kitchen. The home is perfect for entertaining with an outside pergola, garden area, and a turf yard for easy maintenance and entertaining.
- Listing 3** Same neighborhood, quality and style. Same baths and garage spaces. More bedrooms. Fantastic Single Story with 4 bedrooms in Cul-de-sac. Spacious floor plan. See through fireplace that divides two living rooms. Front Dining Room for entertaining. Split master bedroom. Updates include wood flooring, water heater, hall bathroom and kitchen. Roof-2020.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5209 White Hills Drive	5417 Elk Ridge Dr	6732 Bison Trail	5504 Timber Ridge Ct
City, State	Fort Worth, TX	Watauga, TX	Watauga, TX	Watauga, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.54 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$325,000	\$375,000
List Price \$	--	\$365,000	\$325,000	\$375,000
Sale Price \$	--	\$338,000	\$375,000	\$376,500
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	03/11/2022	05/05/2022	03/30/2022
DOM · Cumulative DOM	-- · --	26 · 34	3 · 30	2 · 23
Age (# of years)	25	21	20	21
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 Traditional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,285	1,976	1,916	2,525
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2 · 1
Total Room #	9	7	8	10
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	.115 acres	.120 acres	.161 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,450	+\$18,450	-\$22,000
Adjusted Price	--	\$353,450	\$393,450	\$354,500

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** Comparable neighborhood, quality and style. Same full baths and garage spaces. More bedrooms. Wide open 4 bedroom single story! Ceiling fans in all bedrooms. In excellent condition, very clean and move in ready. Split master away from 3 bedrooms. Across from greenbelt and hiking and biking trails leading to play fields and parks.
- Sold 2** Same subdivision, beds, baths, garage spaces. Comparable age, quality of construction and style. Walking distance to Arcadia Trail Park, this one owner 3 bedroom + study home boasts an efficient and open concept floor plan. Large eat in kitchen with expansive storage, large pantry, and built in desk space. Formal dining offers abundance of versatility to offer a second living space. Oversized study at the front of the home affords immense privacy for work at home or a fantastic game room or media space. Newly stained fence, fresh landscaping, and convenient location
- Sold 3** Comparable neighborhood, quality and style. Same full baths and garage spaces. More bedrooms. Updated within the last year...ss appliances, some windows, added covered patio-deck; all plumbing cleaned out. Updated within the year and half...Granite counters and wood floors. Nice home and floor plan. Large entry with living and dining up front; kitchen, breakfast, utility, family room, master bedroom, bath and half bath in the center of house. Large closet under the stairs. Landing area and 3 bedrooms upstairs. Nice size rooms. Vaulted ceilings in family room with stone fireplace. Kitchen has many cabinets, breakfast bar, pot rack, and opened to family room and breakfast room. 2 inch blinds through out.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The last time it was in the MLS was 2004.			
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	\$370,000	\$370,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
Most home are receiving multiple offers and selling for more than list price. The value was determined by the adjusted values of the sale comps.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7333 Starwood Dr
Fort Worth, TX 76137



Front

L2 5320 Warm Springs Trail
Fort Worth, TX 76137



Front

L3 5567 Mesa Verde Ct
Fort Worth, TX 76137



Front

Sales Photos

S1 5417 Elk Ridge Dr
Watauga, TX 76137



Front

S2 6732 Bison Trail
Watauga, TX 76137



Front

S3 5504 Timber Ridge Ct
Watauga, TX 76137



Front

ClearMaps Addendum

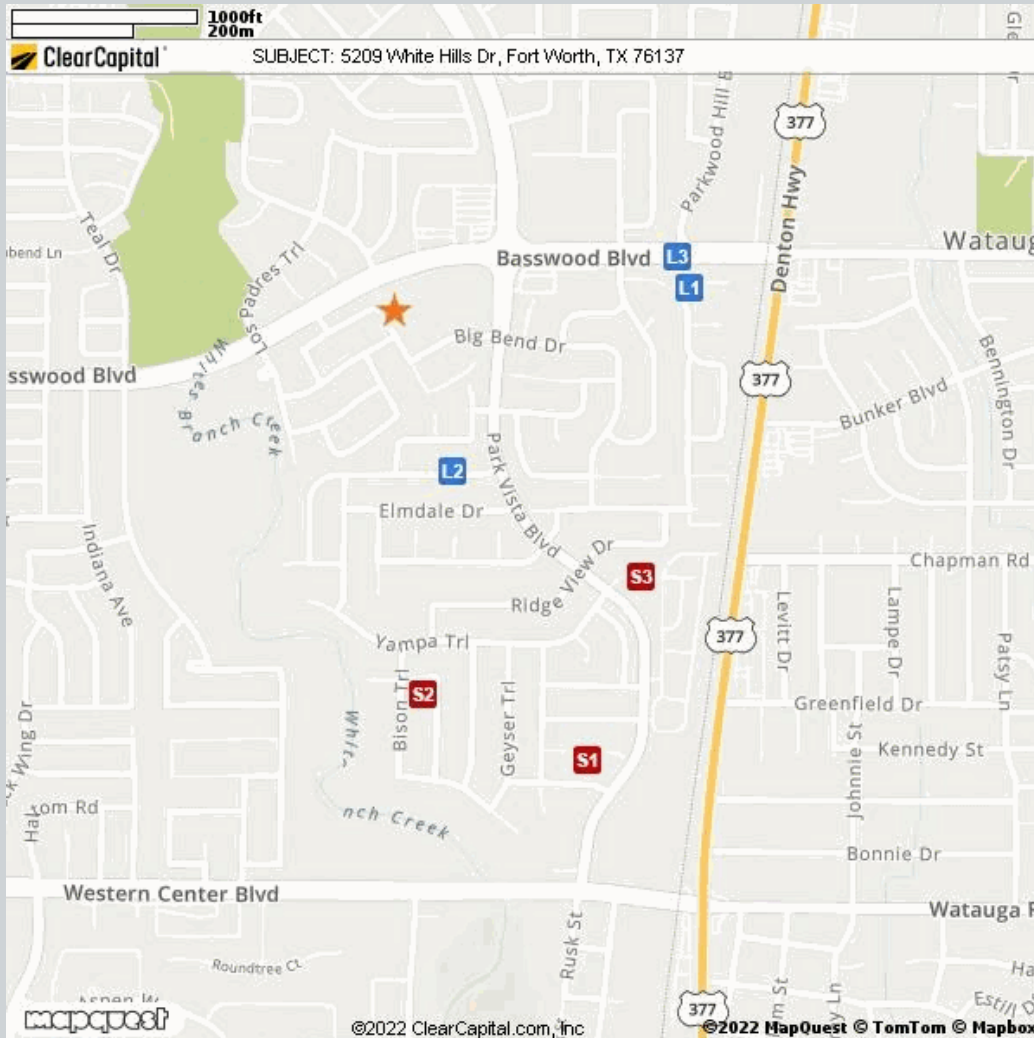
Address ★ 5209 White Hills Drive, Fort Worth, TX 76137

Loan Number 49910

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5209 White Hills Drive, Fort Worth, TX 76137	--	Parcel Match
L1 Listing 1	7333 Starwood Dr, Fort Worth, TX 76137	0.44 Miles ¹	Parcel Match
L2 Listing 2	5320 Warm Springs Trail, Fort Worth, TX 76137	0.24 Miles ¹	Parcel Match
L3 Listing 3	5567 Mesa Verde Ct, Fort Worth, TX 76137	0.43 Miles ¹	Parcel Match
S1 Sold 1	5417 Elk Ridge Dr, Fort Worth, TX 76137	0.70 Miles ¹	Parcel Match
S2 Sold 2	6732 Bison Trail, Fort Worth, TX 76137	0.54 Miles ¹	Parcel Match
S3 Sold 3	5504 Timber Ridge Ct, Fort Worth, TX 76137	0.52 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	Jerry Hayden	Company/Brokerage	Hayden Group, Inc.
License No	0454586	Address	6333 Camp Bowie Blvd, Ste 268 Fort Worth TX 76116
License Expiration	05/31/2024	License State	TX
Phone	8174755911	Email	jhaydenrealestate@gmail.com
Broker Distance to Subject	13.16 miles	Date Signed	06/05/2022

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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.