

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	3514 Gladwyne Lane, La Porte, TX 77571	Order ID	8519198	Property ID	33552699
Inspection Date	11/17/2022	Date of Report	11/23/2022		
Loan Number	49914	APN	1060500000009		
Borrower Name	na	County	Harris		

Tracking IDs					
Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC,	Home looks to be average condition. Yard is maintained. The road is not a busy road but it is a thoroughfare through the neighborhood. Good curb appeal in sought after area with a good school district. Close to park, schools and freeway access.
R. E. Taxes	\$5,280	
Assessed Value	\$281,891	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Brookglen Community 281-542-9912	
Association Fees	\$50 / Year (Other: none)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Desirable neighborhood which most homes are maintained well and yards taken care of. Good school district is highly sought after.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$75,000 High: \$596,990	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3514 Gladwyne Lane	9238 Wichita Dr	9316 Mohawk Dr	7010 Red Coral Dr
City, State	La Porte, TX	La Porte, TX	La Porte, TX	Pasadena, TX
Zip Code	77571	77571	77571	77505
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.74 ¹	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$318,000	\$339,000	\$355,000
List Price \$	--	\$318,000	\$315,000	\$318,000
Original List Date		11/09/2022	09/09/2022	07/13/2022
DOM · Cumulative DOM	-- · --	7 · 14	61 · 75	126 · 133
Age (# of years)	27	23	26	29
Condition	Average	Average	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,291	2,625	2,738	2,188
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	8	8
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	0.14 acres	0.15 acres	0.21 acres	0.17 acres
Other	--	--	--	--

* Listing 1 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Comp is superior to subject in age and sq ft. but is most similar of the comps to subject. Mls states new roof, water heater and ac. Pictures on mls show comp could use some updating but in average condition.

Listing 2 Comp is superior to subject in size and condition. Mls states upgraded kitchen. Home is a 4 bedroom with a gameroom and office.

Listing 3 Subject is superior to comp in size and age. Mls does not state any updates.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3514 Gladwyne Lane	9213 Mohawk Dr	3605 Choctaw Dr	8703 Huntersfield Ln
City, State	La Porte, TX	La Porte, TX	La Porte, TX	La Porte, TX
Zip Code	77571	77571	77571	77571
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.65 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,900	\$330,000	\$349,999
List Price \$	--	\$274,900	\$320,000	\$330,000
Sale Price \$	--	\$275,000	\$315,000	\$320,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	09/16/2022	08/19/2022	06/15/2022
DOM · Cumulative DOM	-- · --	13 · 43	33 · 61	47 · 73
Age (# of years)	27	25	23	29
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,291	2,108	2,402	2,291
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	0.14 acres	0.14 acres	0.19 acres	0.14 acres
Other	--	--	a, c workshop	--
Net Adjustment	--	+\$516	-\$11,558	-\$2,296
Adjusted Price	--	\$275,516	\$303,442	\$317,704

* 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** Comp is similar to subject in size and condition. Adjustments of +366 for sq ft, +750 lot, and -600 age were made for a total adjustment of +516.
- Sold 2** Adjustments of -1200 for age, -5358 lot, -5000 for a/c workshop for a total of -11558 adjustments. Mls comments state home has an air conditioned workshop in the back with a double gate.
- Sold 3** Comp is most similar to subject in size and age. Adjustments of +600 age and +1104 lot and -4000 for bathroom updates were made for a total adjustment of -2296. This is on a small corner lot. Mls comments say both bathrooms have been updated but no other updates noted. For this I made the adjustment of -4000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Mls listing history shows last sale of the home was in 2006.				
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	\$313,900	\$313,900
Sales Price	\$313,900	\$313,900
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
I priced subject closest to comp 3 as it looks to be the same floor plan. Comp does have some updates so valued accordingly.		

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



Other

Listing Photos

L1 9238 Wichita Dr
La Porte, TX 77571



Front

L2 9316 Mohawk Dr
La Porte, TX 77571



Front

L3 7010 Red Coral Dr
Pasadena, TX 77505



Front

Sales Photos

S1 9213 Mohawk Dr
La Porte, TX 77571



Front

S2 3605 Choctaw Dr
La Porte, TX 77571



Front

S3 8703 Huntersfield Ln
La Porte, TX 77571



Front

ClearMaps Addendum

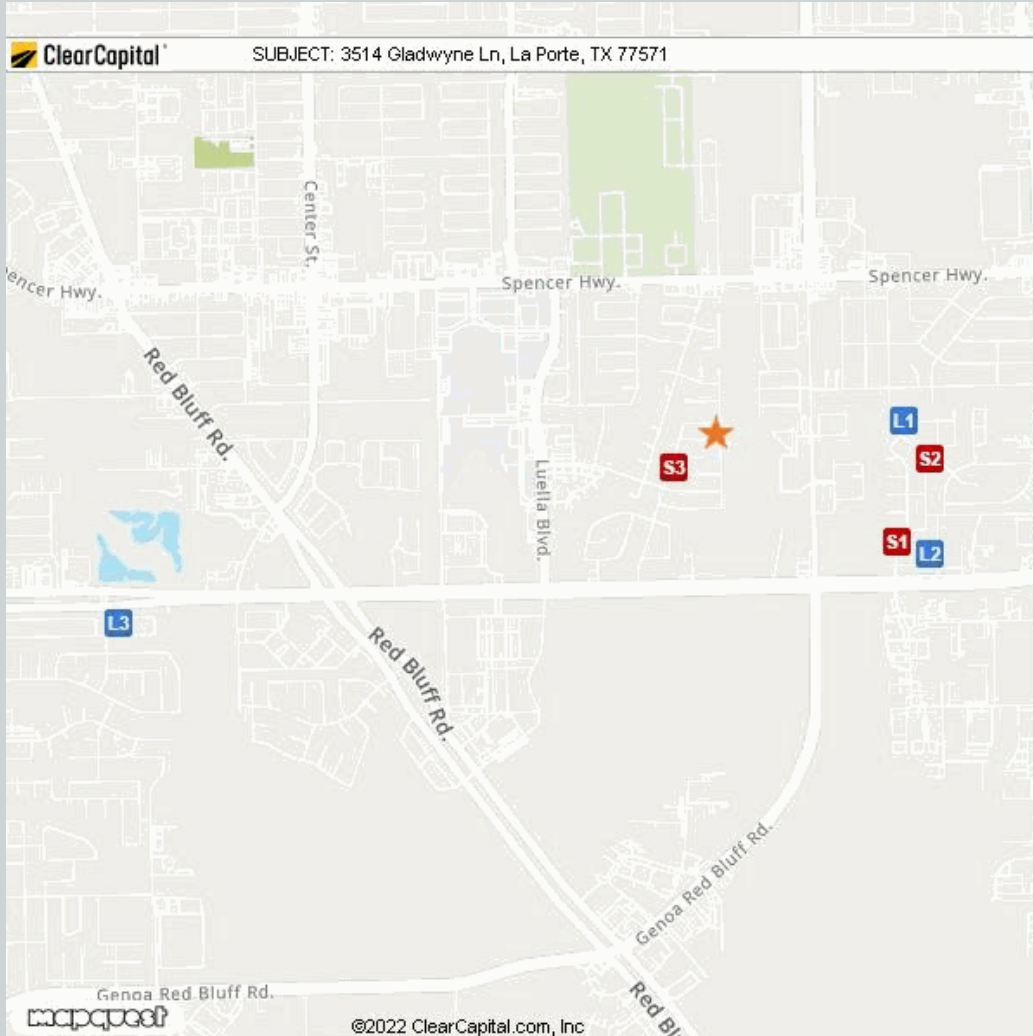
Address ★ 3514 Gladwyne Lane, La Porte, TX 77571

Loan Number 49914

Suggested List \$313,900

Suggested Repaired \$313,900

Sale \$313,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3514 Gladwyne Lane, La Porte, TX 77571	--	Parcel Match
L1 Listing 1	9238 Wichita Dr, La Porte, TX 77571	0.57 Miles ¹	Parcel Match
L2 Listing 2	9316 Mohawk Dr, La Porte, TX 77571	0.74 Miles ¹	Parcel Match
L3 Listing 3	7010 Red Coral Dr, Pasadena, TX 77505	1.86 Miles ¹	Parcel Match
S1 Sold 1	9213 Mohawk Dr, La Porte, TX 77571	0.63 Miles ¹	Parcel Match
S2 Sold 2	3605 Choctaw Dr, La Porte, TX 77571	0.65 Miles ¹	Parcel Match
S3 Sold 3	8703 Huntersfield Ln, La Porte, TX 77571	0.16 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	Donna Mckenney	Company/Brokerage	Realty Associates
License No	470599	Address	9730 RUSTIC GATE RD 77571 La Porte TX 77571
License Expiration	01/31/2024	License State	TX
Phone	2814351644	Email	donna.mckenney@att.net
Broker Distance to Subject	1.06 miles	Date Signed	11/17/2022

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.