

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>	13023 Early Run Lane, Riverview, FL 33578	<b>Order ID</b>	8519198	<b>Property ID</b>	33553026
<b>Inspection Date</b>	11/16/2022	<b>Date of Report</b>	11/17/2022		
<b>Loan Number</b>	49988	<b>APN</b>	U-06-31-20-5ZH-000027-00027.0		
<b>Borrower Name</b>	na	<b>County</b>	Hillsborough		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.15.22 CS_Citi Update	<b>Tracking ID 1</b>	11.15.22 CS_Citi Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$463,491	Subject appears to be vacant. Hillsborough County Florida Tax Records show subject property is a 1 story Ranch style single family home, built in 2002, with 1,665 sq. ft., has 4 bedrooms, 2 bathrooms, 2 Car Garage, has Pondview and is on a .1313-acre lot. Subject appears to be maintained, secure and in average condition. Subject also appears to be in the process of getting a "New Rooftop" put on the subject property. Subject property is located in a rural area, is a distance away from the major city and job opportunities, however still close to customer support facilities such as highways, shopping, schools and parks. The subject is situated 1.0 miles West of the main road (US Highway 301) where there are Commercial businesses, schools and shopping going North and South on both sides of the roads. This has an effect on the marketability of the property and most likely is a benefit due to shopping within 1.0 miles. Subject is also about 6.0 miles East from the main interstate highway (Interstate 75 - North and South). No hazardous and environmental externality issues observed on, near or about the subject property.	
<b>Assessed Value</b>	\$278,279		
<b>Zoning Classification</b>	PD-Planned Develop.		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	No		
	(Property had Roofers installing a new rooftop. Doors were wide open.)		
<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>	South Pointe HOA 000-000-0000		
<b>Association Fees</b>	\$48 / Month (Other: Park, Playground)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Neighboring homes appear in similar condition and conform within the neighborhood. The Subject is in competition with new home sales in the surrounding areas. Market trends show existing properties are being rehabbed or upgraded with Granite Countertops, Stainless Steel Appliances, Ceramic Tile, Wood Floors, New Windows, New HVAC and New Rooftops to compete against New Construction which have new home buyers incentives. Market direction shows without these upgrades, existing properties would not be able to compete with what is available right now on the market. The market data provided by the ...	
<b>Sales Prices in this Neighborhood</b>	Low: \$330,000 High: \$448,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Neighboring homes appear in similar condition and conform within the neighborhood. The Subject is in competition with new home sales in the surrounding areas. Market trends show existing properties are being rehabbed or upgraded with Granite Countertops, Stainless Steel Appliances, Ceramic Tile, Wood Floors, New Windows, New HVAC and New Rooftops to compete against New Construction which have new home buyers incentives. Market direction shows without these upgrades, existing properties would not be able to compete with what is available right now on the market. The market data provided by the subjects MLS search of similar 1 story Active Listing comps with the subject criteria and in similar condition were few in the subject neighborhood and town. The expanded search generated 1 Active Listing and 3 Sold comps within the subject neighborhood. Even with relaxing search criteria I was unable to find any other similar Active Listings comps within the subject neighborhood, 35% in GLA, and 365 days back in time. The comps used are the best possible neighborhood comps currently available within 6.5 miles and the adjustments are sufficient for this area to account for the difference in the subject and comparables. Stellar MLS calculates distance from subject to comparables.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	13023 Early Run Lane	5809 Earhardt Drive	10526 Goldwater Lane	13604 Ogakor Drive
<b>City, State</b>	Riverview, FL	Riverview, FL	Riverview, FL	Riverview, FL
<b>Zip Code</b>	33578	33578	33578	33579
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	5.99 <sup>1</sup>	0.54 <sup>1</sup>	2.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$420,000	\$470,000
<b>List Price \$</b>	--	\$375,500	\$390,000	\$399,900
<b>Original List Date</b>		09/09/2022	11/03/2022	07/05/2022
<b>DOM · Cumulative DOM</b>	-- · --	41 · 69	14 · 14	134 · 135
<b>Age (# of years)</b>	20	28	22	14
<b>Condition</b>	Average	Good	Good	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>	1,665	1,511	1,956	2,169
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	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>	.1313 acres	.1749 acres	.1479 acres	.1304 acres
<b>Other</b>	Pondview	Pondview	Pondview	Pondview

\* 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** Comp was not personally inspected by agent. MLS #U8175660. Listing is most comparable to the subject in gla. Is comparable in beds, baths, garage, pondview, has been updated per MLS and pics and is in good condition. (Don't miss this beautifully updated and maintained 4-bedroom 2 bath home in the well sought-after Random Oaks community of Riverview /Brandon. This home has room for everyone in your family and features a kitchen to be proud of with granite counter tops, solid wood cabinets, new stainless-steel refrigerator and range. Eat in area with breakfast bar. Ceramic tile floors throughout. Newer roof. Open floor plan allows for entertaining and your personal enjoyment. Split floor plan with living room and dining room combo. Separate Formal Dining area currently being used as a play area. Spacious Master bedroom with En-suite bath featuring his and hers sinks and plenty of storage area. Fourth bedroom can be used as a bonus room, office or den. Room for a pool in the back yard, it has its very own above ground tree house, enjoy your screened in back porch and outdoor paved patio area. Great for BBQ's. The property backs up to a lake which makes for a very relaxing setting to enjoy your favorite beverage and share with guests and family). Listing 1 adjustments: Land (-\$2,700.00), year built (+\$8,000.00), Sq. Ft. (+\$8,025.00), Good condition (\$-10,000.00) for total adj. of (+\$3,325.00) and value of \$378,825.00
- Listing 2** Comp was not personally inspected by agent. MLS #O6069519. Listing is superior to the subject in gla. Is comparable in beds, baths, garage, pondview, has been updated per MLS and pics and is in good condition. (Beautiful upgraded home with POND VIEWS tucked away in the community of South Pointe. Pass through the double door main entry and the home immediately opens up to the FORMAL LIVING/DINING ROOM combo. This ample space is bathed in natural light and feels larger with the HIGH VAULTED CEILINGS. Head further back to the UPGRADED KITCHEN that features GRANITE COUNTERTOPS, ESPRESSO CABINETS, STAINLESS STEEL WHIRLPOOL APPLIANCES, and GLASS TILE BACKSPLASH with an adjacent BREAKFAST NOOK. The space then flows into the large FAMILY ROOM with its tranquil POND VIEW. Access the BACK PATIO and BACKYARD through the TRIPLE SLIDING DOORS. This patio will be your go-to spot to kick back and enjoy the views with a cup a coffee or glass of wine, or grill, play, and entertain family and friends! Back inside, the spacious MASTER BEDROOM has a WALK-IN CLOSET and NEWLY RENOVATED EN SUITE BATHROOM. This bathroom feels modern and luxurious and invites you to indulge in some pampering after a long day. There are DUAL SINKS, a SHOWER STALL, GARDEN TUB, and UPGRADED LIGHT FIXTURES and HARDWARE. There are three additional bedrooms and a renovated second bathroom. LAUNDRY ROOM has CABINETS and LG front-loader WASHER & DRYER INCLUDED. WOOD-LOOK TILE throughout the home. 2 car garage with EXTRA WIDE driveway. NEW WATER HEATER and ROOF 2017. NEW A/C 2019. HURRICANE SHUTTERS installed in 2021. Bathrooms renovated this year!). Listing 2 adjustments: Land (-\$1,150.00), year built (+\$2,000.00), Sq. Ft. (-\$15,150.00), Good condition (\$-10,000.00) for total adj. of (-\$24,300.00) and value of \$365,700.00
- Listing 3** Comp was not personally inspected by agent. MLS #T3385288. Listing is superior to the subject in gla. Is comparable in beds, baths, garage, pondview and condition. (SELLER MOTIVATED BRING YOUR OFFERS! Charming 4-bedroom contemporary home located in the desirable South Fork community. The beautiful foyer leads into the open-concept floor plan. Notice the high ceilings and architectural details throughout the house. Spacious living and dining areas. Large kitchen with closet pantry, breakfast bar, 42" cabinets, and plenty of countertop space. The kitchen is open to the family room which is great for entertaining. Three-way split bedroom floor plan offering privacy and space for everyone. The Master bedroom is towards the back and is complete with a walk-in closet and spacious master bath with double sinks, a separate shower, and a garden tub. Two secondary bedrooms share an area with a hall bath. The 4th bedroom is on the opposite side of the house and is a perfect office or guest room. Well-equipped eat-in kitchen showcases matching appliances, a full breakfast bar, pantry, and tons of counter and cabinet space. The master bedroom offers a deep walk-in closet and en-suite bathroom including a tub, walk-in shower, and dual sinks. Screened lanai leading out to a fenced backyard that overlooks a pond and conservation area. Beautiful view and tranquil setting)! Listing 3 adjustments: Land (+\$75.00), year built (-\$6,000.00), Sq. Ft. (-\$26,225.00) for total adj. of (-\$32,150.00) and value of \$367,750.00

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	13023 Early Run Lane	12510 Midpointe Drive	10517 Goldwater Lane	10427 Hunters Haven Boulevard
<b>City, State</b>	Riverview, FL	Riverview, FL	Riverview, FL	Riverview, FL
<b>Zip Code</b>	33578	33578	33578	33578
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.52 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$389,000	\$335,000	\$385,500
<b>List Price \$</b>	--	\$359,000	\$335,000	\$385,500
<b>Sale Price \$</b>	--	\$345,000	\$361,600	\$386,000
<b>Type of Financing</b>	--	Va	Cash	Cash
<b>Date of Sale</b>	--	11/01/2022	07/15/2022	05/24/2022
<b>DOM · Cumulative DOM</b>	-- · --	43 · 123	3 · 21	2 · 26
<b>Age (# of years)</b>	20	22	21	20
<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>	1,665	1,665	1,956	1,665
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	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>	.1313 acres	.1334 acres	.1031 acres	.1205 acres
<b>Other</b>	Pondview	Pondview	Pondview	Pondview
<b>Net Adjustment</b>	--	+\$1,850	-\$12,400	+\$675
<b>Adjusted Price</b>	--	\$346,850	\$349,200	\$386,675

\* Sold 3 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** Comp was not personally inspected by agent. MLS #T3383136. Comp is comparable to the subject in gla. Is comparable in beds, baths, garage, pondview and condition. (This 4 bedroom 2 bath one story home in the South Pointe Community. All the hard work has been done for you. The Roof was replaced 5/2021, A/C is only 4 yrs old, And the hot water heater is new as well). Sold 1 adjustments: Land (-\$150.00), year built (+\$2,000.00), Sq. Ft. (+\$0.00) for total adj. of (+1,850.00) and value of \$346,850.00
- Sold 2** Comp was not personally inspected by agent. MLS #T3383300. Comp is superior to the subject in gla. Is comparable in beds, baths, garage, pondview and condition. (Located in South Pointe is this Pulte Destiny model featuring 4 bedrooms, 2 baths , vaulting ceilings throughout most of the home including the master bedroom! The large kitchen has plenty of workspace for those who like to cook and entertain. The front room makes for the perfect gathering space). Sold 2 adjustments: Land (+\$1,750.00), year built (+\$1,000.00), Sq. Ft. (-\$15,150.00), for total adj. of (-\$12,400.00) and value of \$349,200.00
- Sold 3** Comp was not personally inspected by agent. MLS #T3369664. Comp is most comparable to the subject in gla. Is comparable in beds, baths, garage, pondview and condition. (This is a must see! Beautiful 4 bedroom, 2 bathroom home located in Riverview with a 2 car garage. Gorgeous landscaping greets you upon arrival. Enjoy the pond view out back while relaxing on the nice-sized screened-in patio. There is plenty of yard space out back as well. This home has high ceilings and plenty of counter space. The AC was replaced in 2016 and the water heater was replaced in 2022. This property also has an irrigation system). Sold 3 adjustments: Land (+\$675.00), year built (+\$0.00), Sq. Ft. (+\$0.00) for total adj. of (+\$675.00) and value of \$386,675.00

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject is not currently Active on the MLS. Last time listed was on 02/11/2021 as a Rental for \$1,900.00/month. Lease on 02/18/2021 as a Rental for the then current leased price of \$1,900.00/month. Last time sold was on 05/31/2005 for \$207,900.00			
<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

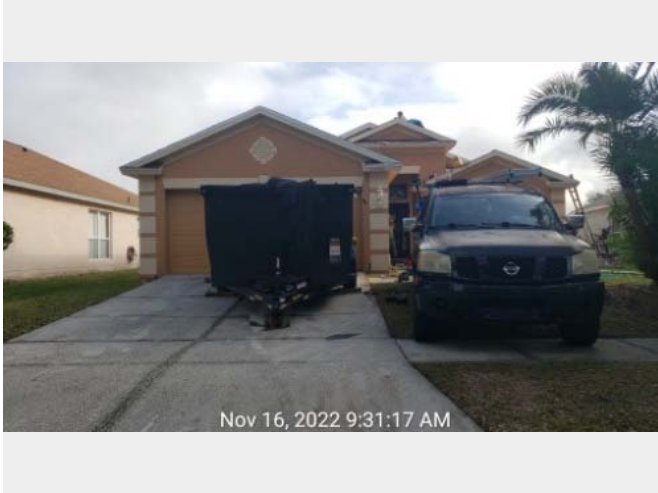
	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$379,900	\$379,900
<b>Sales Price</b>	\$369,900	\$369,900
<b>30 Day Price</b>	\$359,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The market data provided by the subjects MLS search generated 0.00% REOs and 0.00% Short Sales for a total of 0.00% of the market. Active Listing marketing time ranged from 4 to 134 days with average of 63 days. Sold Comparable marketing time ranged from 1 to 97 days with average of 19 days. Overall total marketing time averaged 41 days. Newest comp was 10 years, Oldest was 29 years, Average was 19 years. Smallest comp was 1,282 sq. ft., Largest comp was 2,169 sq. ft., heated average was 1,806 sq. ft. Average value per heated sq. ft. was \$207.97. Average lot value per sq. ft. was \$11.32 Seller concessions averaged 1.0%. Brokers final value conclusion consisted of utilizing the market data provided by the MLS, Public and County tax records search. Due to the subjects current condition, it is not cost effective to spend any money to refurbish the subject/asset as it will not dramatically increase the value of the home. The subject must be marketed "AS IS" immediately with daily, weekly, monthly follow-ups until the property is sold. The subject value was heavily weighted by the sold comps in the subject neighborhood.</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.



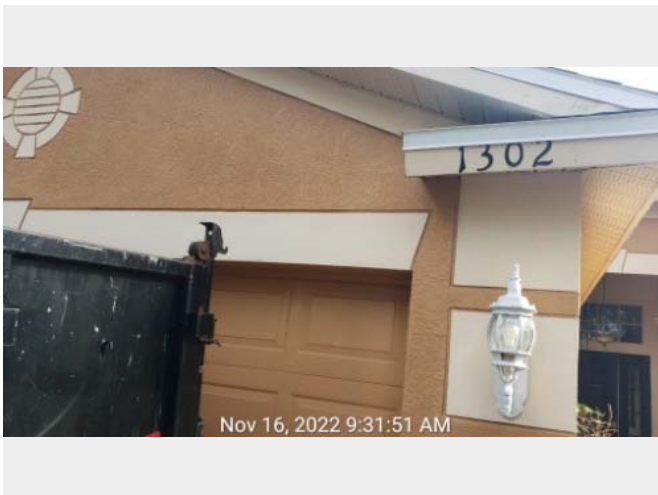
## Subject Photos



Front



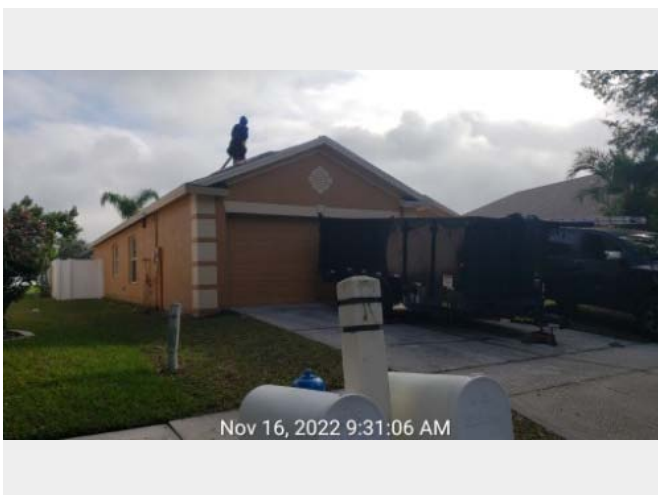
Address Verification



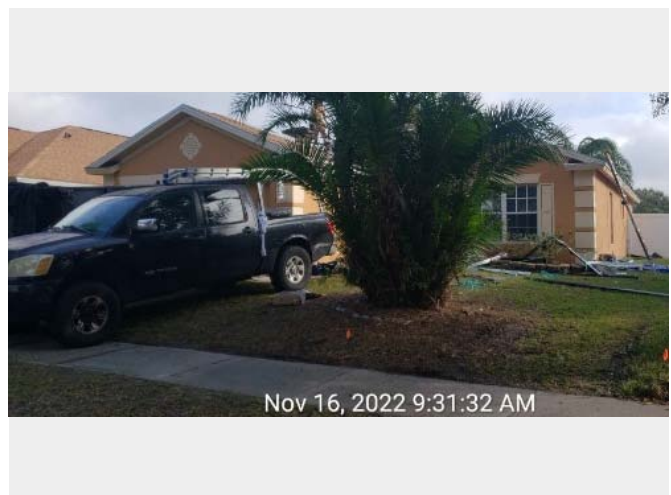
Address Verification



Side



Side



Side

### Subject Photos



Side



Street



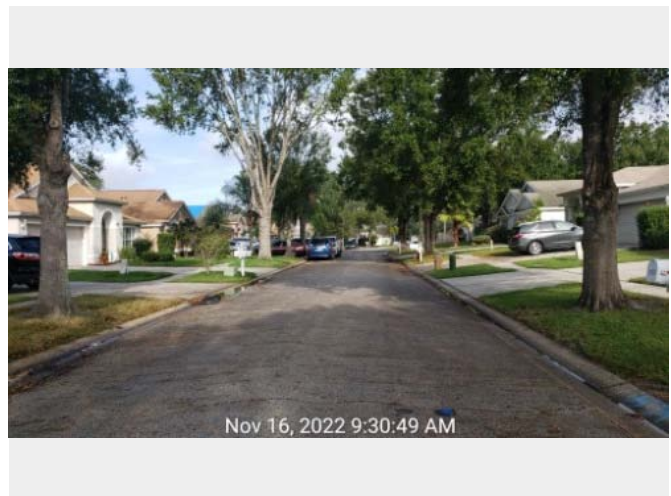
Street



Street

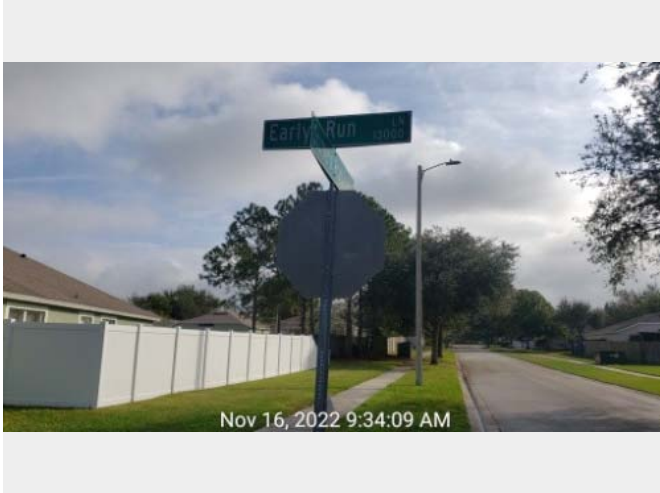


Street



Street

### Subject Photos



Street



Other

## Listing Photos

**L1** 5809 Earhardt Drive  
Riverview, FL 33578



Front

**L2** 10526 Goldwater Lane  
Riverview, FL 33578



Front

**L3** 13604 Ogakor Drive  
Riverview, FL 33579



Front

## Sales Photos

**S1** 12510 Midpoint Drive  
Riverview, FL 33578



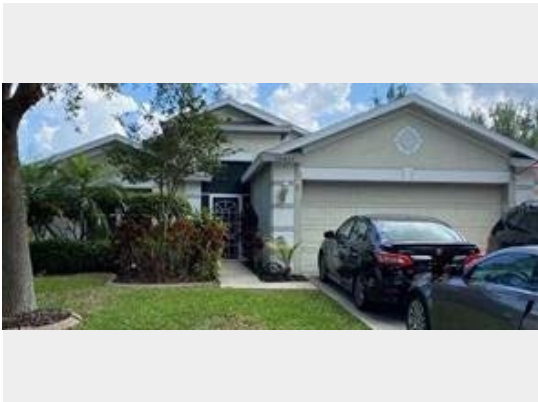
Front

**S2** 10517 Goldwater Lane  
Riverview, FL 33578



Front

**S3** 10427 Hunters Haven Boulevard  
Riverview, FL 33578



Front

### ClearMaps Addendum

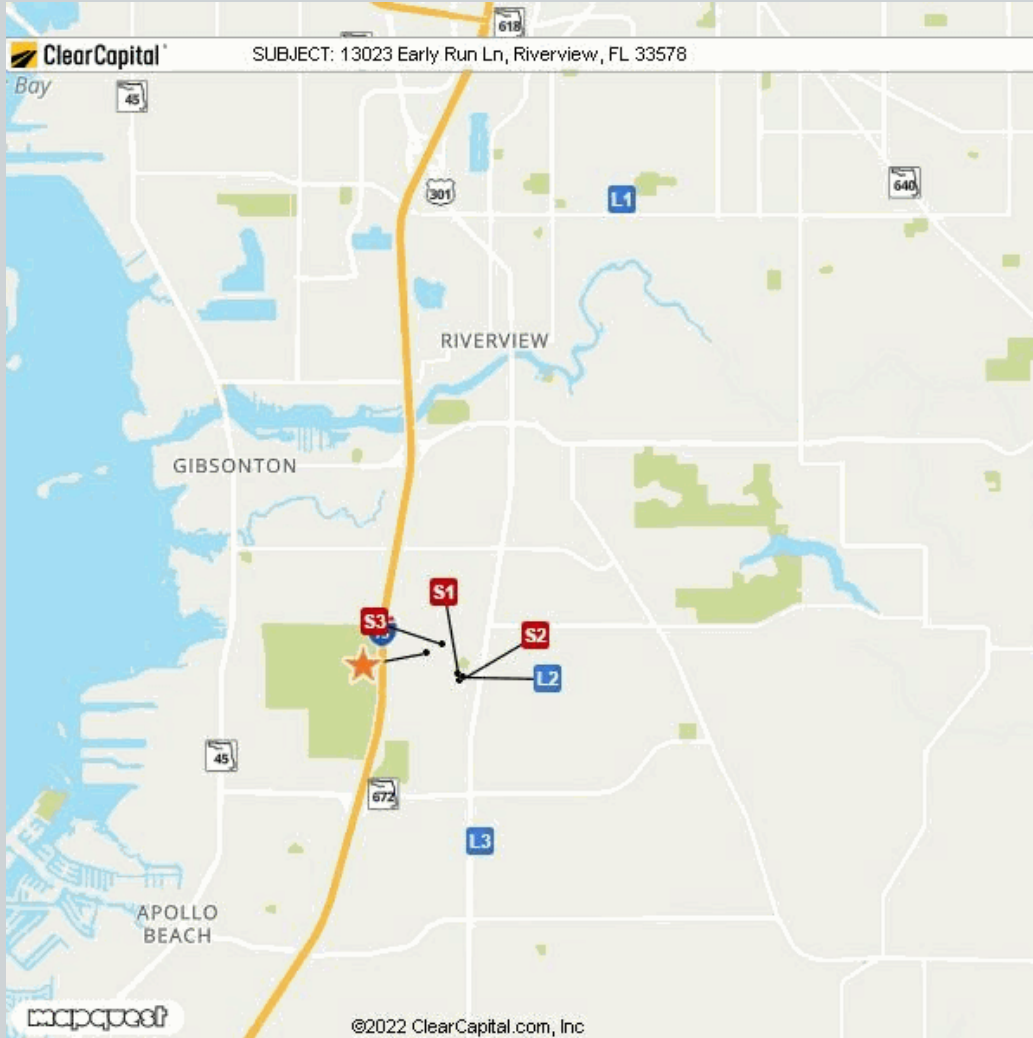
**Address** ★ 13023 Early Run Lane, Riverview, FL 33578

**Loan Number** 49988

**Suggested List** \$379,900

**Suggested Repaired** \$379,900

**Sale** \$369,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13023 Early Run Lane, Riverview, FL 33578	--	Parcel Match
L1 Listing 1	5809 Earhardt Drive, Riverview, FL 33578	5.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10526 Goldwater Lane, Riverview, FL 33578	0.54 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	13604 Ogakor Drive, Riverview, FL 33579	2.37 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12510 Midpointe Drive, Riverview, FL 33578	0.46 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10517 Goldwater Lane, Riverview, FL 33578	0.52 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10427 Hunters Haven Boulevard, Riverview, FL 33578	0.23 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>	Robert Ortiz	<b>Company/Brokerage</b>	Keller Williams Tampa Properties
<b>License No</b>	SL3231483	<b>Address</b>	12116 Colonial Estates Lane Riverview FL 33579
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	8135698795	<b>Email</b>	Robert@webuysunshine.com
<b>Broker Distance to Subject</b>	4.78 miles	<b>Date Signed</b>	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.*

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