

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	8423 Bird Meadow Lane, Missouri City, TEXAS 77489	Order ID	8566503	Property ID	33778437
Inspection Date	12/29/2022	Date of Report	12/30/2022		
Loan Number	50362	APN	5860-01-006-0170-907		
Borrower Name	Champery Real Estate 2015 LLC	County	Fort Bend		

Tracking IDs

Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Real Estate 2015 LLC	Condition Comments	
R. E. Taxes	\$4,301	Based on exterior observation, subject property is in Good condition. No immediate repair or modernization required.	
Assessed Value	\$194,270		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with increasing property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$188,000 High: \$331,200		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8423 Bird Meadow Lane	8418 Bird Run Drive	3107 Cherry Creek Drive	3219 Meadowview Drive
City, State	Missouri City, TEXAS	Missouri City, TX	Missouri City, TX	Missouri City, TX
Zip Code	77489	77489	77459	77459
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.43 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$247,995	\$265,000	\$272,000
List Price \$	--	\$247,995	\$265,000	\$272,000
Original List Date		12/09/2022	11/29/2022	12/14/2022
DOM · Cumulative DOM	-- · --	19 · 21	29 · 31	14 · 16
Age (# of years)	43	43	44	46
Condition	Good	Good	Good	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,570	1,550	1,820	1,819
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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	--	--	Pool - Yes	--
Lot Size	0.150 acres	0.15 acres	0.22 acres	0.17 acres
Other	None	None	None	None

* 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 Conventional one single family home similar to subject in square footage, feature age type and location. Similar in condition. Owner occupied, Standard type sale. Active1 => Net Adjusted Value= \$247995

Listing 2 Single family home located in the immediate competing market. its shares values defining qualities with the subject in regard to age, Style and location qualities, market appeals, condition, amenities and functional utility. The GLA makes it slightly superior by comparison. Adjustments:, Bed:0, Bath:0, HBath:0, GLA:\$-2500, Lot:\$-140, Pool:\$-7000, Total Adjustment:\$-9640, Net Adjustment Value:\$255360

Listing 3 Property superior to the subject in GLA, owner occupied. Adjustments:, Bed:0, Bath:0, HBath:0, GLA:\$-2490, Total Adjustment:\$-2490, Net Adjustment Value:\$269510

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8423 Bird Meadow Lane	8402 Bee Meadow Lane	8307 Running Bird Lane	1854 Hilton Head Drive
City, State	Missouri City, TEXAS	Missouri City, TX	Missouri City, TX	Missouri City, TX
Zip Code	77489	77489	77489	77459
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.16 ¹	0.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$240,000	\$275,000
List Price \$	--	\$235,000	\$240,000	\$275,000
Sale Price \$	--	\$235,000	\$240,000	\$276,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/22/2022	09/09/2022	08/05/2022
DOM · Cumulative DOM	-- · --	85 · 85	63 · 63	15 · 15
Age (# of years)	43	44	44	46
Condition	Good	Good	Good	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,570	1,547	1,547	1,817
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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	0.150 acres	0.15 acres	0.12 acres	0.36 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	-\$2,890
Adjusted Price	--	\$235,000	\$240,000	\$273,110

* Sold 1 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** A similar model home located in the immediate competing market. It shares values defining qualities with the subject in regards to age, GLA, location qualities, condition and amenities. Adjustments:,Bed:0,Bath:0,HBath:0,Total Adjustment:0,Net Adjustment Value:\$235000
- Sold 2** Property inferior to the subject in GLA makes it inferior by comparison. Adjustments:,Bed:0,Bath:0,HBath:0,Total Adjustment:0,Net Adjustment Value:\$240000
- Sold 3** Property superior to the subject in square footage , standard type of sales. Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$-2470,Lot:\$-420,Total Adjustment:-2890,Net Adjustment Value:\$273110

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RFLR01/Roofline Realtors	Subject is currently active.					
Listing Agent Name	Champery Real Estate 2015 LLC						
Listing Agent Phone	832-386-5280						
# 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
12/08/2022	\$264,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$269,000	\$269,000
Sales Price	\$264,900	\$264,900
30 Day Price	\$254,900	--
Comments Regarding Pricing Strategy		
<p>According to the subject's active MLS comments, the property is in overall good condition and it conforms to the neighborhood. Subject was listed on the market for \$264k 12/08/2022 with high end upgrades. Comps with similar condition priced higher than the prior value. Comparable shares values defining qualities with the subject in regard to age, GLA, and condition. Subject current value represents neighborhood market trend and value variance. All of the comparable used in this report are located in the same type of neighborhood district as the subject, having similar characteristics and market influence. subject is located near to commercial centers etc..The lot size tolerances for comparable had to be extended in order to locate properties that were supportive of the subject GLA and attributes. In delivering final valuation, most weight has been placed on CS1 and CL1 as they are most similar to subject condition and overall structure. Market values remained stable during the last 12 months within the subject's market area. The values are based on the current market trend in this area. Values have increased 23% due to economic conditions over the past years on all property in this area. In this current market value provided are based on recent sales and listings in this area taking into account the current market trends and value variance.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to the prior report providing a value under the market average price for the subject. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

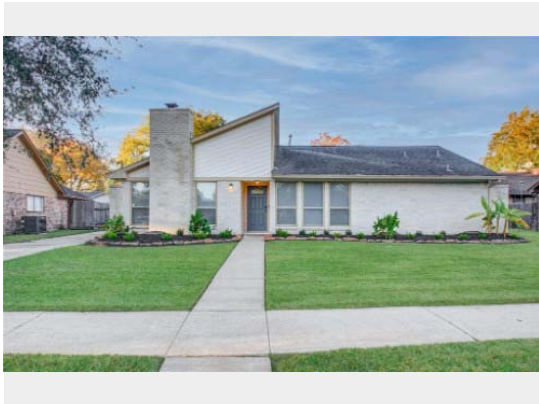
Listing Photos

L1 8418 Bird Run Drive
Missouri City, TX 77489



Front

L2 3107 Cherry Creek Drive
Missouri City, TX 77459



Front

L3 3219 Meadowview Drive
Missouri City, TX 77459



Front

Sales Photos

S1 8402 Bee Meadow Lane
Missouri City, TX 77489



Front

S2 8307 Running Bird Lane
Missouri City, TX 77489



Front

S3 1854 Hilton Head Drive
Missouri City, TX 77459



Front

ClearMaps Addendum

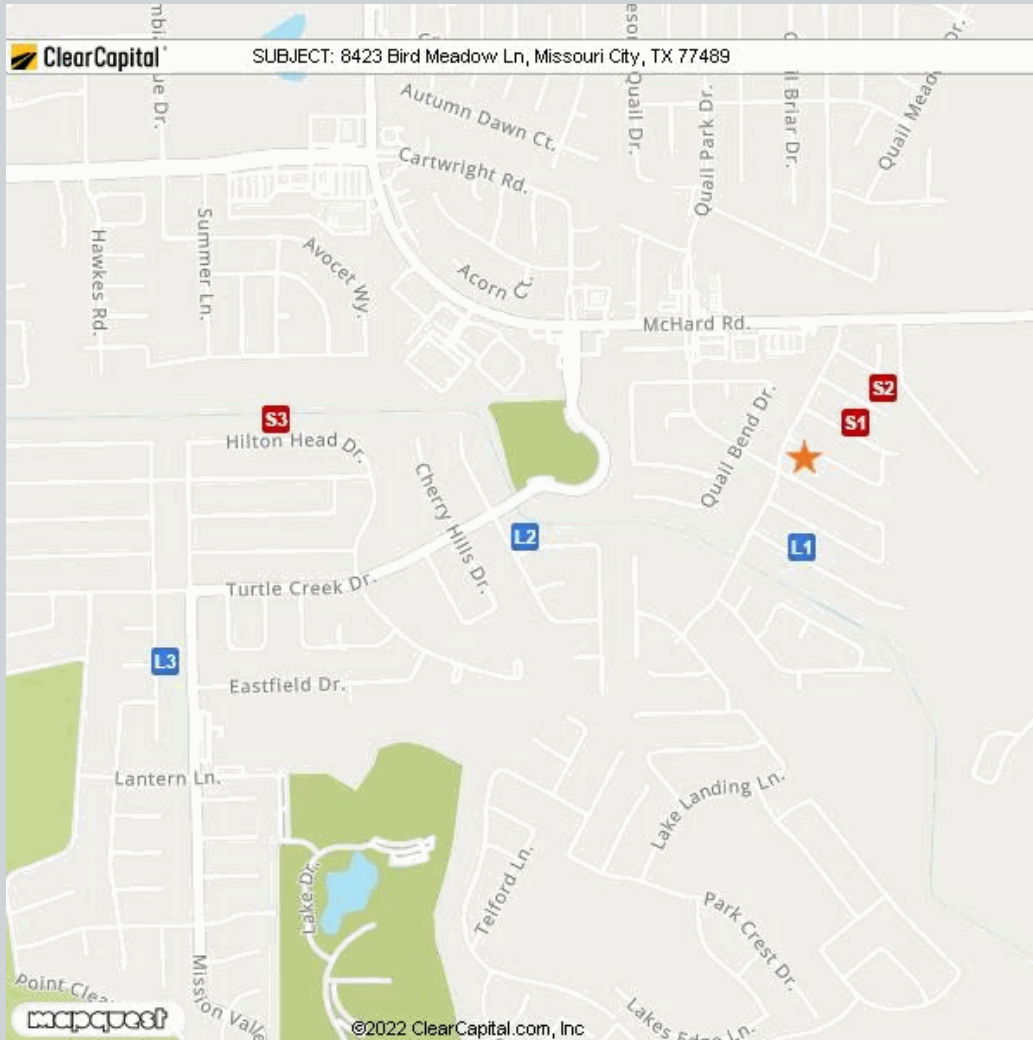
Address ★ 8423 Bird Meadow Lane, Missouri City, TEXAS 77489

Loan Number 50362

Suggested List \$269,000

Suggested Repaired \$269,000

Sale \$264,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8423 Bird Meadow Lane, Missouri City, Texas 77489	--	Parcel Match
L1 Listing 1	8418 Bird Run Drive, Missouri City, TX 77489	0.14 Miles ¹	Parcel Match
L2 Listing 2	3107 Cherry Creek Drive, Missouri City, TX 77459	0.43 Miles ¹	Parcel Match
L3 Listing 3	3219 Meadowview Drive, Missouri City, TX 77459	1.00 Miles ¹	Parcel Match
S1 Sold 1	8402 Bee Meadow Lane, Missouri City, TX 77489	0.09 Miles ¹	Parcel Match
S2 Sold 2	8307 Running Bird Lane, Missouri City, TX 77489	0.16 Miles ¹	Parcel Match
S3 Sold 3	1854 Hilton Head Drive, Missouri City, TX 77459	0.79 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	Daniel Pacut	Company/Brokerage	Bang Realty-Texas Inc
License No	675187	Address	2100 W Loop South suite 900 Houston TX 77027
License Expiration	02/29/2024	License State	TX
Phone	4052594422	Email	dallasbpo@bangrealty.com
Broker Distance to Subject	12.16 miles	Date Signed	12/29/2022

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.