

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>	15506 Grovespring Drive, Houston, TX 77068	<b>Order ID</b>	8327803	<b>Property ID</b>	33060216
<b>Inspection Date</b>	07/13/2022	<b>Date of Report</b>	07/14/2022		
<b>Loan Number</b>	50447	<b>APN</b>	1078640000030		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	07.13.22 BPO	<b>Tracking ID 1</b>	07.13.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Acharya Janice A	<b>Condition Comments</b> From a view of the home from the road, the subject property appears to be in average condition with no need of repairs. Home appears vacant. Bushes overgrown. It is possible that the home in in less than average condition. Home needs a roof inspection.
<b>R. E. Taxes</b>	\$4,527	
<b>Assessed Value</b>	\$184,063	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors are closed, windows closed)		
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> The subject property is located in a conforming subdivision of homes similar in age, style, square footage, condition, lot size.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$247400 High: \$355000	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	15506 Grovespring Drive	3810 Blue Spring Dr	3519 Creekbriar Dr	15411 Valley Bend Dr
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77068	77068	77068	77068
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.26 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$340,000	\$320,000	\$275,000
<b>List Price \$</b>	--	\$340,000	\$320,000	\$260,000
<b>Original List Date</b>		06/30/2022	07/12/2022	06/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	12 · 14	1 · 2	6 · 35
<b>Age (# of years)</b>	45	47	44	46
<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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,396	2,260	2,394	2,546
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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>	--	Pool - Yes	Pool - Yes	--
<b>Lot Size</b>	0.26 acres	0.31 acres	0.23 acres	0.23 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** This Houston two-story cul-de-sac home offers granite countertops, and a two-car garage. This home has been virtually staged to illustrate its potential.

**Listing 2** The property is a brick and wood home built on a slab, located in a conforming suburban location.

**Listing 3** Welcome Home to this beautifully remodeled 2 story, 4 bedroom, 2.5 bath Home in Oak Creek Village, minutes from Champion Forest area, with quick access to highway 249 or I45. Upon entry this gorgeous Home welcomes you with a formal dining room and a den or home office space directly across. Enjoy walking into the spacious living room welcomed by high vaulted ceilings, paired with beautiful built in white cabinetry and fireplace. Enjoy the primary bedroom on the 1st floor, with dual vanity and granite counter tops in the primary bath. Head upstairs to the 3 spacious bedrooms with walk-in closets and a full bathroom. Big back yard with mature trees and plenty of space to entertain. Home updates include: a remodeled kitchen with white cabinets, tile floor, granite counter-tops, crown molding, and new fixtures around the Home. NEVER FLOODED! Take a virtual tour with the Matterport VR tour attached, or schedule your in person showing today. Priced to sell, this Home will not last!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	15506 Grovespring Drive	15306 Ripplestream St	15603 Grovespring Dr	15510 Ripplestream St
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77068	77068	77068	77068
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.06 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$265,000	\$139,900	\$238,500
<b>List Price \$</b>	--	\$265,000	\$139,900	\$238,500
<b>Sale Price \$</b>	--	\$251,000	\$218,000	\$260,000
<b>Type of Financing</b>	--	Cash	Conventional	Conventional
<b>Date of Sale</b>	--	01/31/2022	02/04/2022	04/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	13 · 58	6 · 16	4 · 21
<b>Age (# of years)</b>	45	47	50	47
<b>Condition</b>	Average	Average	Fair	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,396	2,290	2,439	2,600
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	7	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 3 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>	0.26 acres	0.31 acres	0.24 acres	0.30 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$251,000	\$218,000	\$260,000

\* 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** This lovely home has wonderful curb appeal & is nestled in an oversized culdesac wooded lot. It features huge covered patio for outdoor enjoyment. The park-like backyard has plenty of room for gardening or just fun! Enter foyer to large living room featuring a wood burning, gas jetted fireplace, built in bookcases & a wet bar. Across the foyer is a formal dining room with white plantation shutters! Downstairs has tile & hardwoods. Island kitchen is open to breakfast room & kitchen desk. It has an island cooktop & double ovens. Washer, dryer & refrigerator stay. All beds are up w/ample closet space & ceiling fans. Primary bedroom has walk-in closet & lovely bath with a long vanity. 2 car garage has work bench. Long driveway allows extra parking. The home is in an established neighborhood with a neighborhood club house, pool and tennis courts. It is convenient to restaurants, shopping, medical, parks and 2 schools. Not in a flood zone. A very nice place to call home!!
- Sold 2** !!! Investor Special !!! Don't miss this opportunity to purchase in a well established neighborhood with towering trees and well maintained lawns. This large home has good bones with minimal work needed to turn this into the perfect home!. 2 bedrooms including the primary located downstairs along with formal living, formal dining, family room, breakfast room, half bath and enclosed sunroom. 2 large bedrooms upstairs with vaulted ceilings and a game room. Abundant storage space inside and out with detached garage and shed. Situated on 1/4 acre with nicely manicured landscaping. Cash / Investor only. Set your appointments today! Home is being sold as-is with no repairs. Garage will be cleared before closing
- Sold 3** \*\*BACK ON MARKET\*\* INVESTOR SPECIAL!!! HOME IS BEING SOLD AS-IS WITH NO SELLER REPAIRS. Welcome to 15510 Ripplestream. This home offers 4 spacious bedrooms, 2.5 bathrooms, formal dining, oversized family room with access to wet bar. Primary bedroom and one secondary bedroom located downstairs. Upstairs provides generously sized gameroom and two additional bedrooms. Home sits on a corner lot with 3 car detached garage, mature landscaping and a spacious yard, perfect for entertaining. Extra bonus the home is equipped with a whole home generator and sprinkler system! Conveniently located, only minutes from shopping, dining and easy access to FM 1960.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent history available			
<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>	\$238,000	\$238,000
<b>Sales Price</b>	\$228,000	\$228,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
The home appears to be in average condition with no apparent need of repairs. Sell as is.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



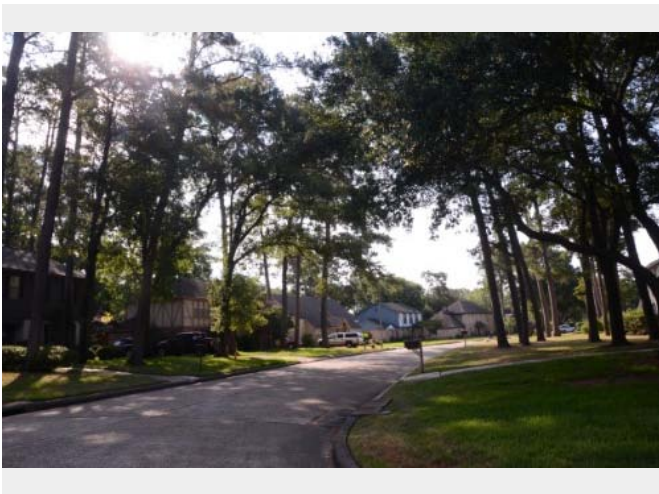
Address Verification



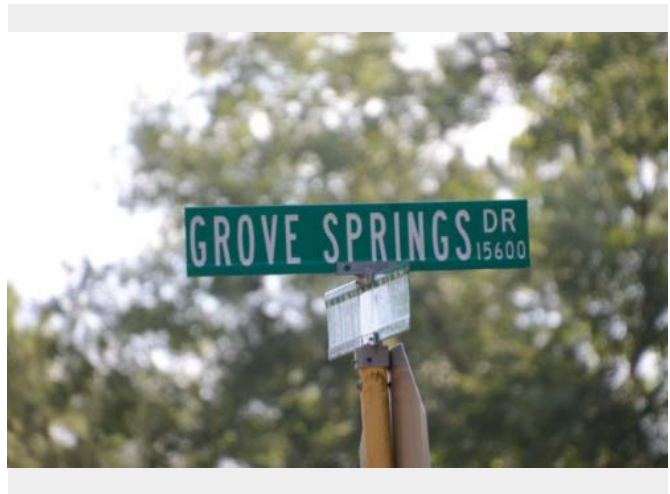
Side



Side



Street



Other

## Listing Photos

**L1** 3810 BLUE SPRING DR  
Houston, TX 77068



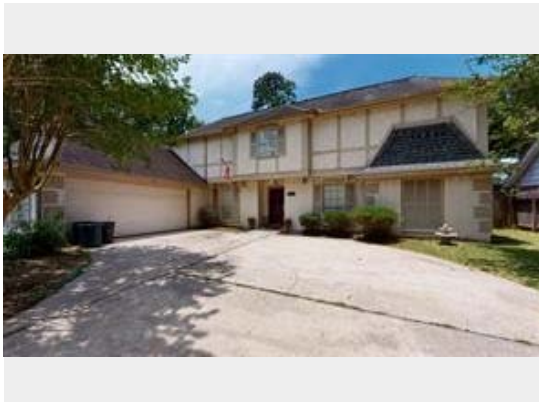
Front

**L2** 3519 CREEKBRIAR DR  
Houston, TX 77068



Front

**L3** 15411 VALLEY BEND DR  
Houston, TX 77068



Front



## Sales Photos

**S1** 15306 RIPPLESTREAM ST  
Houston, TX 77068



Front

**S2** 15603 GROVESPRING DR  
Houston, TX 77068



Front

**S3** 15510 RIPPLESTREAM ST  
Houston, TX 77068



Front

## ClearMaps Addendum

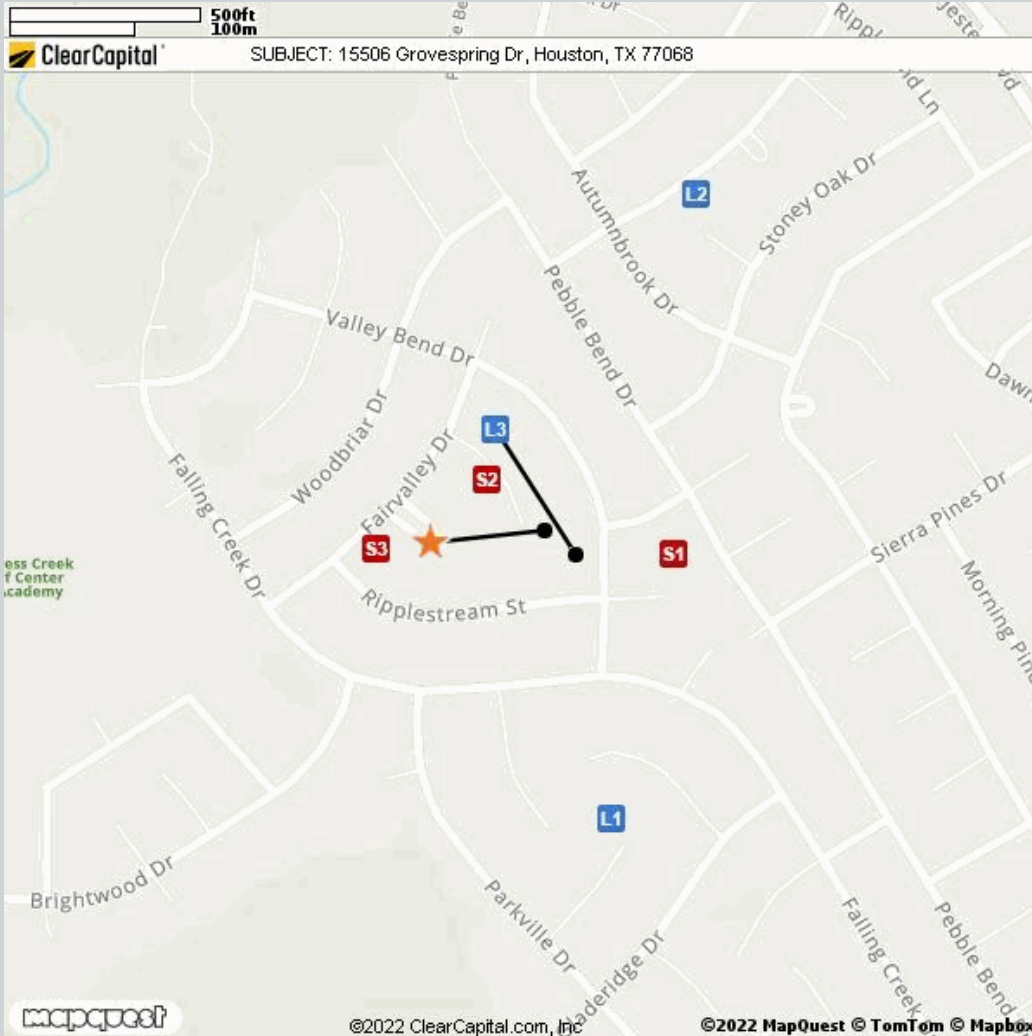
**Address** ★ 15506 Grovespring Drive, Houston, TX 77068

**Loan Number** 50447

**Suggested List** \$238,000

**Suggested Repaired** \$238,000

**Sale** \$228,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15506 Grovespring Drive, Houston, TX 77068	--	Parcel Match
L1 Listing 1	3810 Blue Spring Dr, Houston, TX 77068	0.23 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3519 Creekbriar Dr, Houston, TX 77068	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	15411 Valley Bend Dr, Houston, TX 77068	0.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	15306 Ripplestream St, Houston, TX 77068	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15603 Grovespring Dr, Houston, TX 77068	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	15510 Ripplestream St, Houston, TX 77068	0.14 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Steve Bourriague	<b>Company/Brokerage</b>	Ultima
<b>License No</b>	661471	<b>Address</b>	21722 Tatton Crest Ct Spring TX 77388
<b>License Expiration</b>	09/30/2023	<b>License State</b>	TX
<b>Phone</b>	3462689201	<b>Email</b>	steve6708@aol.com
<b>Broker Distance to Subject</b>	5.16 miles	<b>Date Signed</b>	07/14/2022

*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.**