

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>	9 Timber Wood Lane, Conroe, TX 77384	<b>Order ID</b>	8311537	<b>Property ID</b>	33022986
<b>Inspection Date</b>	07/05/2022	<b>Date of Report</b>	07/06/2022		
<b>Loan Number</b>	50477	<b>APN</b>	66130011600		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Montgomery		

Tracking IDs					
<b>Order Tracking ID</b>	07.05.22 BPO	<b>Tracking ID 1</b>	07.05.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	WILLIAM S HAGGARD	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$9,003	From a view from the road the subject property appears to be in average condition with no need of repairs.	
<b>Assessed Value</b>	\$486,960		
<b>Zoning Classification</b>	Residential 6		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Partially Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in a conforming subdivision of similar homes.	
<b>Sales Prices in this Neighborhood</b>	Low: \$320000 High: \$740000		
<b>Market for this type of property</b>	Increased 9 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	9 Timber Wood Lane	28 Stony Creek Dr	2353 Cobblecreek Dr	25 Timber Ln
<b>City, State</b>	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
<b>Zip Code</b>	77384	77384	77384	77384
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	2.06 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$525,000	\$545,000	\$539,800
<b>List Price \$</b>	--	\$525,000	\$545,000	\$539,800
<b>Original List Date</b>		06/13/2022	06/22/2022	06/03/2022
<b>DOM · Cumulative DOM</b>	-- · --	22 · 23	6 · 14	32 · 33
<b>Age (# of years)</b>	28	26	25	33
<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>	2 Stories Traditional	2 Stories Traditional	1 Story RANCH	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,002	2,548	2,705	2,832
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 3
<b>Total Room #</b>	8	7	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 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>	1.54 acres	1.5 acres	0.98 acres	0.89 acres
<b>Other</b>	none	none	none	none

\* 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** Charming updated craftsman rancher in the woods. Large wrap around porch, custom millwork and stone work add to the southern character of this home. Open entryway leads into the open concept living, dining, and kitchen area. All solid wood cabinetry work through the home to last the test of time. In-law suite downstairs with en-suite bath, upstairs master with large soaking tub en-suite bath, and natural light throughout. Entire home boasts beautiful hardwood floors and contemporary fixtures. Lot is partially wooded and fully fenced with a shed on site. Detached Garage also has a carport to accommodate multiple cars and large toys. This home offers charm, land and endless possibilities. Claim a piece of this great Lake Creek Community while still available.
- Listing 2** You know it's the perfect home the moment you walk in the door. That's exactly how you'll feel when you step inside the foyer at 2353 Cobblecreek Dr. Relaxed elegance. Homey, easy living. Spacious rooms. Enjoy morning coffee or quiet conversation in the screen porch. Massive, two-tiered deck sports outdoor kitchen pavilion, firepit, and arbors. Perfect for gatherings with friends. When not using the outdoor kitchen, cook in the convection oven or on the induction cooktop. Open concept family kitchen breakfast with a wall of windows along the north side of the home. Gorgeous wood floors (2014). Updated kitchen (2014), study flooring and built-ins (2022) could be 4th bedroom, and updated baths (2022). Oversize garage (22x23). Storage galore. Over 42,000SF of land! And, enjoy Carriage Hills private beach on the San Jacinto River West Fork, subdivision tennis court, swimming pool. Excellent Woodlands schools! Low tax rate! Tour and buy today!
- Listing 3** Secluded 2 story home nestled in the trees of Lake Creek Forest. Hidden gated circle driveway leads you to the the wrapped front porch surrounded in mature trees and beautiful scenery. Entry boasts soaring ceilings leading to the spacious living room with sky lights and walls of windows allowing light to fill the room from all directions. Elegant dining room located just off of the kitchen with ample cabinetry/counter space, gas cook top and stainless appliances. Master bedroom features shiplap walls with french doors to the porch, and ensuite with dual sinks and luxurious walk-in shower. Stroll upstairs to the secondary bedrooms, game room and bath with extended counter space and shower/tub combo. Detached 2-car garage with 1/2 bath and apartment with full bath perfect for guests who like their own space. Zoned to prestigious Woodlands schools and close to dining, shopping and more! Wooded lot next door also available for purchase, MLS #2654167. This cabin-style home is a must see!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9 Timber Wood Lane	17 Lake Dr	2432 Carriage Ridge Ln	8 Stoney Creek Dr
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77384	77384	77384	77384
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 <sup>1</sup>	1.98 <sup>1</sup>	0.74 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,000	\$537,900	\$787,500
List Price \$	--	\$599,000	\$537,900	\$599,999
Sale Price \$	--	\$612,000	\$543,750	\$585,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/08/2022	05/06/2022	02/14/2022
DOM · Cumulative DOM	-- · --	7 · 29	14 · 42	118 · 185
Age (# of years)	28	22	23	21
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	1 Story RANCH	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,002	2,703	3,026	3,071
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	8	9	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 3 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	1.54 acres	2.64 acres	0.46 acres	0.52 acres
Other	none	none	none	none
Net Adjustment	--	+\$11,960	-\$960	-\$2,760
Adjusted Price	--	\$623,960	\$542,790	\$582,240

\* 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 private/secluded 2.63 acre wooded property is a one story, 3 bedroom home, study and 2 full baths plus a mud room. Large living area with high ceilings with arches, gas fireplace, formal dining and a breakfast nook. The updated kitchen has lots of cabinets, an island with a pot rack, quartz countertops, new stainless steel appliances and a food pantry. The main house is 2463 sq ft with a two car garage with an AC/Heated 240 sq ft bonus room (exercise room, game room or study). Additional storage building is located behind garage. The house has a covered back patio, a privacy fenced yard and a sprinkler system in front and rear yard. Daily visits from deer and wildlife will make you feel you are in the country, but you are still just minutes to all the city conveniences. Low taxes, horses are permitted and some beautiful wooded acreage in a quiet neighborhood. A low tax rate/HOA fees make this an easy decision.
- Sold 2** Welcome to this charming home nestled on almost half an acre! This 4/2.5/3 features lots of updates, high ceilings, and beautiful wood floors. Kitchen features shaker cabinets, farm house sink, granite countertops, stainless appliances and lots of natural light! Living Room has tall ceilings that open to the upstairs area that includes 3 nice sized bedrooms that has a jack and Jill bath, and a game room that has lots of built ins for additional storage. This home also features a formal living room and a office/study area with additional built-in cabinets and shelving. Additionally there is a 3 car garage with a pull through detached garage/shop area that includes a 50 amp & 220 volt w/ a RV plug and additional storage! Nice large fenced backyard that has a really nice chicken coop, that sellers can convey a few egg laying hens to the buyers. Zoned to The Woodlands schools. Located close to shopping, restaurants, entertainment and so much more!
- Sold 3** **\*\*MOTIVATED SELLER \*\***Lovely Home nestled in a wooded lot at Lake Forest Subdivision. **\*\* Low Tax Rate \*\***Zoned to highly acclaimed schools like The Woodlands Highschool, close to parks and restaurants, easy access to I-45. Located in a quiet neighborhood and surrounded by trees, this home features a long driveway to attached garage, nice family room with gaslog fireplace, a formal dining and study with french doors. Spacious kitchen with breakfast area and walk-in pantry. Master bedroom down with master bathroom, double sinks, separate shower and 2 walk-in closets. Second bedroom down. Game room up, 2 more bedrooms with full bathroom and closets. Huge attic space with plywood floor for storage. Covered patio/deck and nice pool area to enjoy with friends and family! A must see...

## 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>	\$555,000	\$555,000
<b>Sales Price</b>	\$545,000	\$545,000
<b>30 Day Price</b>	\$545,000	--
<b>Comments Regarding Pricing Strategy</b>		
From the road, the subject property appears to be in average condition with no need of repairs.		

## 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.
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## Subject Photos



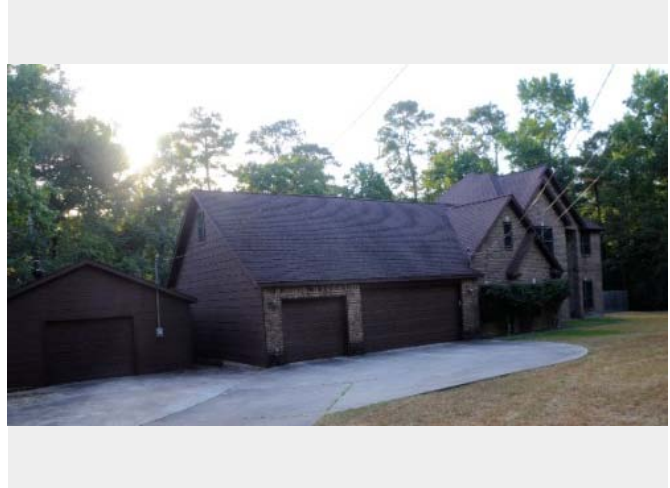
Front



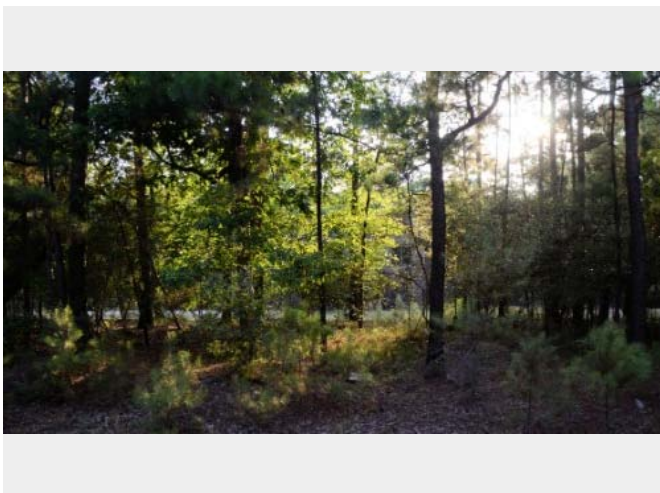
Front



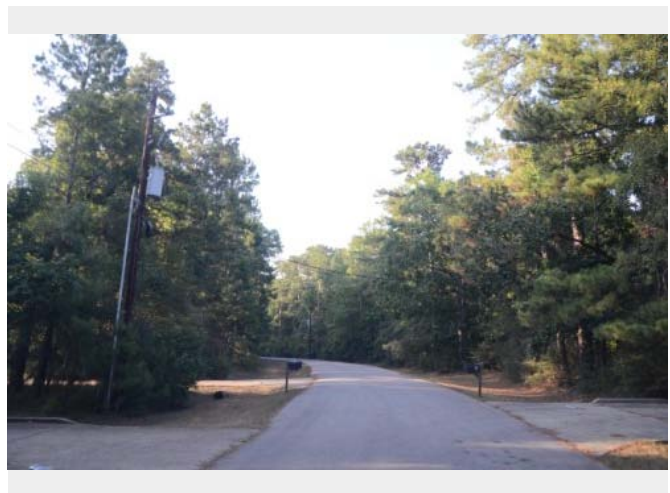
Address Verification



Side

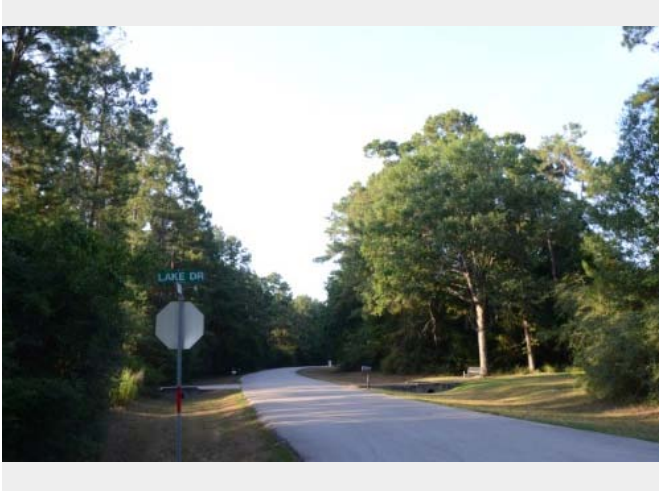


Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 28 STONY CREEK DR  
Conroe, TX 77384



Front



Front

**L2** 2353 COBBLECREEK DR  
Conroe, TX 77384



Front

**L3** 25 TIMBER LN  
Conroe, TX 77384



Front

## Sales Photos

**S1** 17 LAKE DR  
Conroe, TX 77384



Front

**S2** 2432 CARRIAGE RIDGE LN  
Conroe, TX 77384



Front

### ClearMaps Addendum

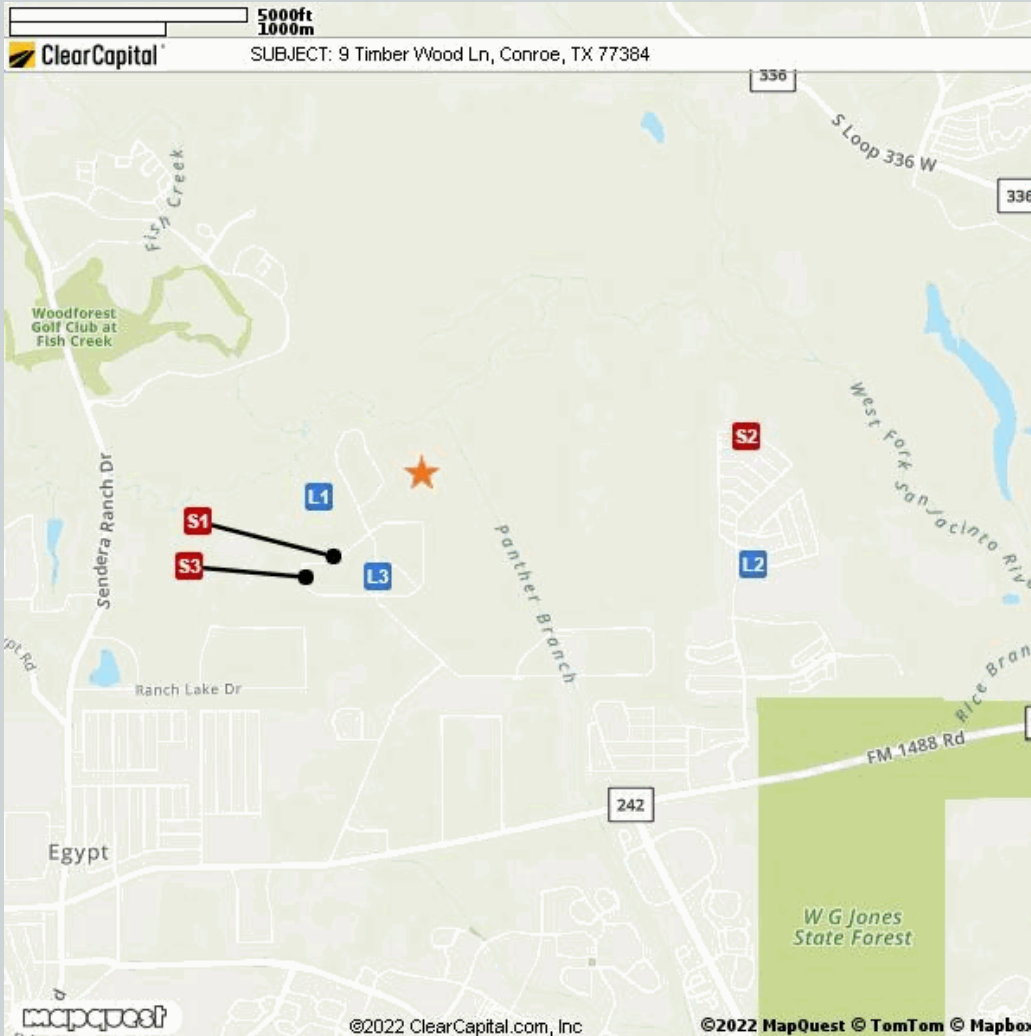
**Address** ★ 9 Timber Wood Lane, Conroe, TX 77384

**Loan Number** 50477

**Suggested List** \$555,000

**Suggested Repaired** \$555,000

**Sale** \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9 Timber Wood Lane, Conroe, TX 77384	--	Parcel Match
L1 Listing 1	28 Stony Creek Dr, Conroe, TX 77384	0.57 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2353 Cobblecreek Dr, Conroe, TX 77384	2.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	25 Timber Ln, Conroe, TX 77384	0.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	17 Lake Dr, Conroe, TX 77384	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2432 Carriage Ridge Ln, Conroe, TX 77384	1.98 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8 Stony Creek Dr, Conroe, TX 77384	0.74 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

### Report Instructions - cont.

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>	12.36 miles	<b>Date Signed</b>	07/06/2022

*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.**