

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	4117 River Birch Road, Fort Worth, TX 76137	Order ID	8417098	Property ID	33271674
Inspection Date	09/09/2022	Date of Report	09/10/2022		
Loan Number	51098	APN	04439813		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	090722_BPO	Tracking ID 1	090722_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	STEPHEN R MORRIS	Condition Comments The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.
R. E. Taxes	\$4,658	
Assessed Value	\$213,430	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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 The subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$228300 High: \$347500	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4117 River Birch Road	7308 Whitewood Drive	4824 Grant Park Avenue	4140 Huckleberry Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.97 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$309,990	\$329,900
List Price \$	--	\$275,000	\$309,990	\$319,500
Original List Date		09/08/2022	07/08/2022	07/30/2022
DOM · Cumulative DOM	-- · --	1 · 2	34 · 64	22 · 42
Age (# of years)	37	44	26	38
Condition	Average	Average	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 Traditional	2 Stories Traditional	2 Stories Traditional	3 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,548	1,487	1,710	1,799
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.14 acres	0.13 acres
Other	--	Covered Patio, Porch, Rain Gutters	--	Covered Patio, Porch

* 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.

Current Listings - Cont.

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

- Listing 1** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: WELCOME HOME! Beautifully cared for home with ideal location, nestled into Summerfields with easy highway access and close to everything! This Open Floor Plan is the best in the neighborhood! Beautiful curb appeal and welcoming walk-up greets you with nice shade trees, low-maintenance decorative stone garden and finished wood shutters. Rain gutters with extended downspouts which also include the covered backyard patio. Extra driveway parking and easy walk up. Entry foyer with access to garage. Opens to versatile living area featuring vaulted ceilings, fireplace. You will love the large open kitchen overlooking the living room. Eat-in kitchen includes pantry, SS range and plenty of counter space & cabinets. Spacious master bedroom and walk-in closet. Recently replaced toilets in both bathrooms. Ceiling fans in all bedrooms. All windows are double-pane including an updated back door with sidelights. Covered patio overlooks large private back yard. Wood tool shed provides extra storage.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Back on the Market after buyers' Financing fell through. Wow! This is a must-see home! Location, Location, Location. This extremely well-maintained 3 bedroom 2.5 bath home is perfectly situated on a quiet street near the Arcadia Park Trail System, the best restaurants, and shopping in the area. This well-appointed home complete with its custom headboard in the master suite, elegant stained cement floors, new carpet, and soaring ceilings will give you a feeling of home like no other. Do not let this opportunity get by without seeing it in person. Be sure to talk with the listing agents to ensure you are not missing any details.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Light and Bright remodel. New Roof in 2022. Updated Paint inside and out, flooring throughout, Granite counters, Appliances, Fixtures, Fans, Deep soaking tub in upstairs bath. Kitchen with Window Seat, a great place for table. Garage is 9x9 storage only with door opener. Large master upstairs could be additional living room. Large, covered patio. Great home for family in the Keller School District. STOVE AND SMALL GRANIT COUNTER IN KITCHEN TO BE REPLACED. BUYER TO VERIFY ROOM SIZES, SCHOOLS AND AMENITIES.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4117 River Birch Road	4632 Baytree Drive	4640 Bracken Drive	4628 Waterway Drive N
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.00 ¹	0.92 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$255,000	\$289,900
List Price \$	--	\$269,900	\$255,000	\$289,900
Sale Price \$	--	\$275,000	\$270,000	\$289,900
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/30/2022	08/23/2022	09/06/2022
DOM · Cumulative DOM	-- · --	4 · 41	7 · 15	3 · 0
Age (# of years)	37	38	37	38
Condition	Average	Average	Average	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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,548	1,624	1,356	1,507
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.13 acres	0.11 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$14,000
Adjusted Price	--	\$275,000	\$270,000	\$275,900

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Charming 3 bedroom 1.5 bath on spacious, established lot, located in prime location near local shopping, dining, parks and in the highly sought out Keller ISD! Pride of ownership boasts in this open floor plan home, with spacious kitchen, 2 living areas, large built-in cabinets, formal dining area, tons of storage space, and a covered patio, right off of the kitchen. Perfect for entertaining guest, with no neighbors behind you!! Upstairs you will find three large bedrooms including a shared jack and jill bath, and spacious walk-in closets. The backyard seals the deal with mature trees, open space to add a playset or pool, or just to relax with a cup of coffee on a warm Summer morning!
- Sold 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Wonderful starter home or downsizing? This could be the one! Quiet neighborhood in coveted Keller ISD. Move in ready with fenced yard, covered back patio. This home features two and a half bathrooms. All bedroom upstairs. NO SURVEY. Info provided is deemed reliable, but is not guaranteed and should be independently verified. Buyer to verify all measurements, schools, taxes, etc.
- Sold 3** -14000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautifully update 3 bed 2 bath home. Newer appliances, countertops, and flooring. Close to shopping and downtown Fort Worth. MUST SEE!!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the subject property.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,900	\$275,900
Sales Price	\$275,000	\$275,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</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



Street

Subject Photos



Street

Listing Photos

L1 7308 Whitewood Drive
Fort Worth, TX 76137



Front

L2 4824 Grant Park Avenue
Fort Worth, TX 76137



Front

L3 4140 Huckleberry Dr
Fort Worth, TX 76137



Front

Sales Photos

S1 4632 Baytree Drive
Fort Worth, TX 76137



Front

S2 4640 Bracken Drive
Fort Worth, TX 76137



Front

S3 4628 Waterway Drive N
Fort Worth, TX 76137



Front

ClearMaps Addendum

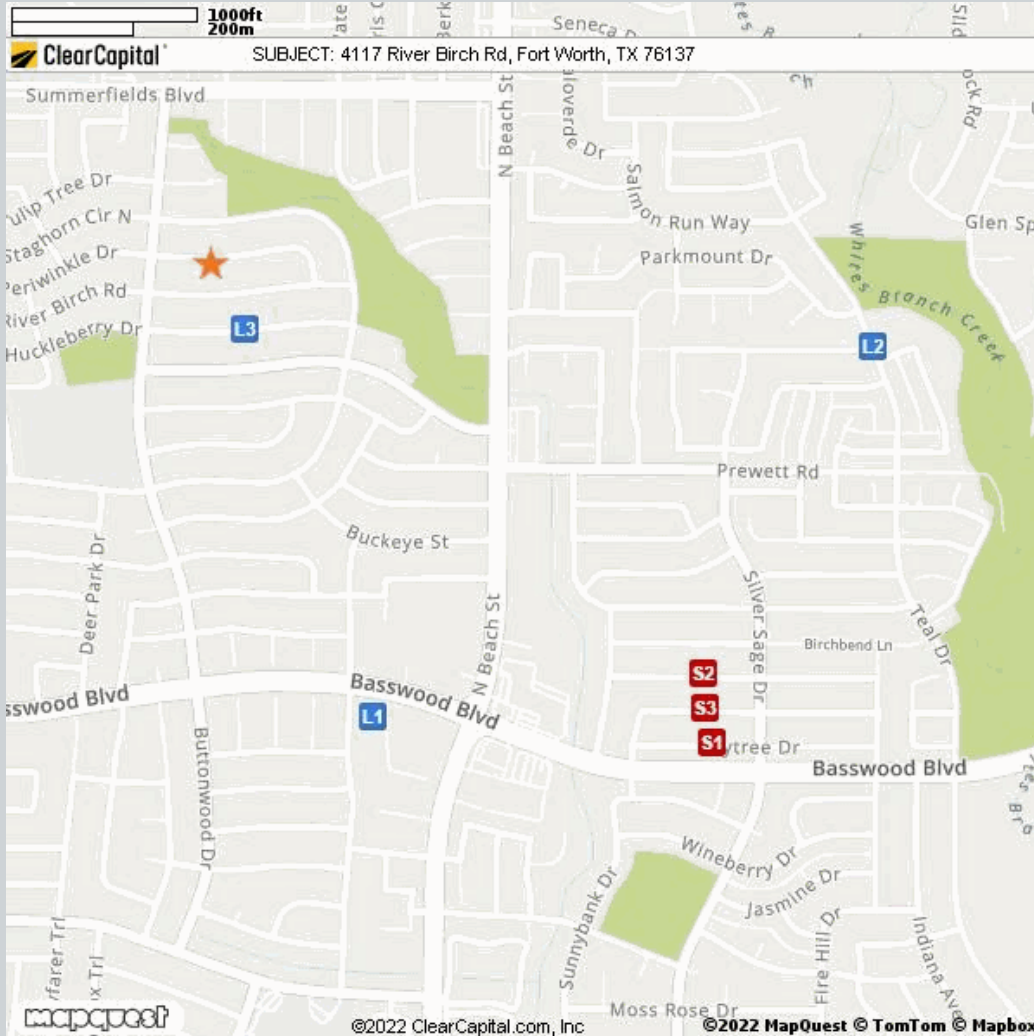
Address ★ 4117 River Birch Road, Fort Worth, TX 76137

Loan Number 51098

Suggested List \$275,900

Suggested Repaired \$275,900

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4117 River Birch Road, Fort Worth, TX 76137	--	Parcel Match
L1 Listing 1	7308 Whitewood Drive, Fort Worth, TX 76137	0.69 Miles ¹	Parcel Match
L2 Listing 2	4824 Grant Park Avenue, Fort Worth, TX 76137	0.97 Miles ¹	Parcel Match
L3 Listing 3	4140 Huckleberry Dr, Fort Worth, TX 76137	0.10 Miles ¹	Parcel Match
S1 Sold 1	4632 Baytree Drive, Fort Worth, TX 76137	1.00 Miles ¹	Parcel Match
S2 Sold 2	4640 Bracken Drive, Fort Worth, TX 76137	0.92 Miles ¹	Parcel Match
S3 Sold 3	4628 Waterway Drive N, Fort Worth, TX 76137	0.96 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2024	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	13.54 miles	Date Signed	09/09/2022

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.