

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>         | 618 Mangrove Trail, Columbia, SC 29229 | <b>Order ID</b>       | 8417098    | <b>Property ID</b> | 33271479 |
| <b>Inspection Date</b> | 09/09/2022                             | <b>Date of Report</b> | 09/10/2022 |                    |          |
| <b>Loan Number</b>     | 51121                                  | <b>APN</b>            | 174130166  |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC          | <b>County</b>         | Richland   |                    |          |

| Tracking IDs             |            |                      |            |  |  |
|--------------------------|------------|----------------------|------------|--|--|
| <b>Order Tracking ID</b> | 090722_BPO | <b>Tracking ID 1</b> | 090722_BPO |  |  |
| <b>Tracking ID 2</b>     | --         | <b>Tracking ID 3</b> | --         |  |  |

### General Conditions

| General Conditions                    |                   | Condition Comments   |
|---------------------------------------|-------------------|--|
| <b>Owner</b>                          | MARQUIS D PEOPLES | Subject well maintained and clean, subject in line with community. No visible damage to the exterior of the property . |
| <b>R. E. Taxes</b>                    | \$7,372           |  |
| <b>Assessed Value</b>                 | \$12,720          |  |
| <b>Zoning Classification</b>          | Residential PDD   |  |
| <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>            | Visible           |  |
| <b>Road Type</b>                      | Public            |  |

### Neighborhood & Market Data

| Neighborhood & Market Data               |                                     | Neighborhood Comments   |
|--|-------------------------------------|---|
| <b>Location Type</b>                     | Suburban                            | Neighborhood well maintained and groomed such as the subject. Community appears clean, well kept and quiet. |
| <b>Local Economy</b>                     | Stable                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$168600<br>High: \$430000     |   |
| <b>Market for this type of property</b>  | Increased 8 % in the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <30                                 |   |

### Current Listings

|                               | Subject                | Listing 1 *            | Listing 2              | Listing 3              |
|-------------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>Street Address</b>         | 618 Mangrove Trail     | 5 Cypress Cove Rd      | 487 Freshwater Dr      | 601 Cottontail Ct N    |
| <b>City, State</b>            | Columbia, SC           | Columbia, SC           | Columbia, SC           | Columbia, SC           |
| <b>Zip Code</b>               | 29229                  | 29229                  | 29229                  | 29229                  |
| <b>Datasource</b>             | Public Records         | Tax Records            | Tax Records            | Tax Records            |
| <b>Miles to Subj.</b>         | --                     | 0.05 <sup>1</sup>      | 0.08 <sup>1</sup>      | 0.96 <sup>1</sup>      |
| <b>Property Type</b>          | SFR                    | SFR                    | SFR                    | SFR                    |
| <b>Original List Price \$</b> | \$                     | \$380,000              | \$298,000              | \$270,000              |
| <b>List Price \$</b>          | --                     | \$378,750              | \$299,500              | \$269,900              |
| <b>Original List Date</b>     |                        | 08/20/2022             | 08/15/2022             | 08/12/2022             |
| <b>DOM · Cumulative DOM</b>   | -- · --                | 21 · 21                | 26 · 26                | 29 · 29                |
| <b>Age (# of years)</b>       | 8                      | 8                      | 7                      | 16                     |
| <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 Conventional | 2 Stories Conventional | 2 Stories Conventional | 2 Stories Conventional |
| <b># Units</b>                | 1                      | 1                      | 1                      | 1                      |
| <b>Living Sq. Feet</b>        | 2,688                  | 3,156                  | 2,681                  | 1,703                  |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                  | 4 · 2 · 1              | 3 · 2 · 1              | 4 · 2                  |
| <b>Total Room #</b>           | 8                      | 9                      | 9                      | 8                      |
| <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>               | 0.14 acres             | 0.14 acres             | 0.13 acres             | 0.20 acres             |
| <b>Other</b>                  | --                     | --                     | --                     | --                     |

\* 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** Come See Your Future Home, Spacious For Large Families Or Growing Families. Large Master Suite With His And Her Closets, A Sitting Area And A Large On-suite Master Bath. This Home Has A Loft Area On Second Floor For Plenty Of Fun Time Or Reading In A Quiet Cozy Corner. Huge Kitchen With Tons Of Counter Space And A Huge Island With Power. A Cozy Sun Room Off Of The Kitchen Where You Can Enjoy Morning Coffee Or Great Family Dinners. A Fenced Backyard With Pergola And Room For Outdoor Entertaining. There Is Also A Security Camera System On Front And Back Door Areas. Privacy Bushes For Front Area. There Are Many More Features To See. P
- Listing 2** Welcome To Your Beautiful Home In The Villages At Lakeshore Subdivision That Is Conveniently Located Within .5-mile Drive To Restaurants, Grocery Stores, Killian Elementary School (.6 Miles), Lexington Medical Center Northeast Facility (.5), Longleaf Middle School (.9 Miles), I-77 (2.2 Miles), Westwood High School (3.3 Miles), Sandhills (5 Miles), Ft. Jackson (12 Miles), And Downtown (14 Miles). This Neighborhood Offers Sidewalks Providing A Safe Place To Enjoy An Active Lifestyle. You Have An Office, Dining Room, Living Room, Kitchen, Breakfast Area, And Half Bathroom On The First Level. The Second Level Has A Beautiful Owner's Sweet With Two Large Walk-in Closets, Two Large Bedrooms, A Full Bathroom, A Laundry Room, And A Large Open Area Currently Used As The Game/entrainment Room. This Lovely Home Is Located Near A Cul-de-sac Which Significantly Reduces Traffic Flow, Has A Beautiful Front Porch, A Nice Size Backyard With A Privacy Fence, And, Best Of All, Is Only A 5-minute Walk To The Neighborhood Community Pool And Park. P
- Listing 3** This Beautiful Home In The North East Is Stunning. This 4 Bedroom 2 Bath Home Comes Completely Upgraded And Move In Ready! Upon Entering The Front Door You're Greeted With A Nice Open Floorplan With Tray Ceilings And Tons Of Natural Light. Home Comes With A Huge Extended Patio And Fenced Backyard. Tons Of Atic Storage ( Access In 4th Bedroom) Upgrades Include: 4th Bedroom!! New Hvac Exterior Unit. New Garage Door. New Water Heater. Full Interior Paint, Painted Kitchen And Bathroom Cabinets, New Granite Countertops In The Kitchen And Bathrooms, Tile Backsplash In The Kitchen, Stainless Steel Appliances, New Flooring Throughout, New Light Fixtures, New Finishes And Hardware. Call To Schedule A Showing Today!! This House Is Ready To Be Your Home! P

### Recent Sales

|                        | Subject                | Sold 1                 | Sold 2                 | Sold 3 *               |
|------------------------|------------------------|------------------------|------------------------|------------------------|
| Street Address         | 618 Mangrove Trail     | 373 Sterling Cove Rd   | 300 Sterling Cove Rd   | 499 Freshwater Dr      |
| City, State            | Columbia, SC           | Columbia, SC           | Columbia, SC           | Columbia, SC           |
| Zip Code               | 29229                  | 29229                  | 29229                  | 29229                  |
| Datasource             | Public Records         | Tax Records            | Tax Records            | Tax Records            |
| Miles to Subj.         | --                     | 0.09 <sup>1</sup>      | 15.44 <sup>1</sup>     | 0.12 <sup>1</sup>      |
| Property Type          | SFR                    | SFR                    | SFR                    | SFR                    |
| Original List Price \$ | --                     | \$300,000              | \$275,000              | \$330,000              |
| List Price \$          | --                     | \$300,000              | \$270,000              | \$330,000              |
| Sale Price \$          | --                     | \$305,000              | \$269,900              | \$333,500              |
| Type of Financing      | --                     | Conv                   | Conv                   | Conv                   |
| Date of Sale           | --                     | 04/11/2022             | 03/25/2022             | 08/09/2022             |
| DOM · Cumulative DOM   | -- · --                | 32 · 32                | 88 · 88                | 48 · 48                |
| Age (# of years)       | 8                      | 7                      | 12                     | 12                     |
| 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 Conventional | 2 Stories Conventional | 2 Stories Conventional | 2 Stories Conventional |
| # Units                | 1                      | 1                      | 1                      | 1                      |
| Living Sq. Feet        | 2,688                  | 2,922                  | 2,820                  | 3,066                  |
| Bdrm · Bths · ½ Bths   | 4 · 2                  | 4 · 2 · 1              | 5 · 2 · 1              | 5 · 3 · 1              |
| Total Room #           | 8                      | 9                      | 10                     | 11                     |
| 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               | 0.14 acres             | .23 acres              | 0.16 acres             | 0.26 acres             |
| Other                  | --                     | --                     | --                     | --                     |
| Net Adjustment         | --                     | +\$7,000               | +\$9,000               | -\$11,000              |
| Adjusted Price         | --                     | \$312,000              | \$278,900              | \$322,500              |

\* 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** Large Stately Stone Home Boasting Almost 3000 Sf!! Room For Everyone To Enjoy Inside And Out In A Lovely Neighborhood Community With Pool, Playground And Desirable Location. The Interior Amplifies Glowing Hardwood Floors On Main, The Gourmet Kitchen Features Granite Countertops With Sprawling Island, Pantry And Stainless Appliances. Kitchen Opens To Breakfast Area With French Doors To Refreshing Screened In Porch Overlooking Brick Patio And Fully Fenced Back Yard. The Main Floor Also Features Formal Dining And Living Rooms, A Private Office With Glass French Doors. The 2nd Level Large Owner's Suite Has Private Walk In Shower, Garden Tub, Large Walk In Closet, Private Water Closet And Dual Vanities. 3 Bedrooms, A Loft, Shared Bath And Convenient Upstair Full Laundry Room Is Perfect Space For Everyone. Enjoy A New Place To Call Home :- ) P
- Sold 2** Beautiful (berkeley) Floor Plan, 5 Bedrooms (bonus Has Closet And Bath); Located In Cul-de-sac. This 3066 Square Foot Home Includes 3.5 Baths, Double Walk-in Closets And Separate Tub/shower In Owner's Suite. Huge Great Room, Large Kitchen With Lots Of Cabinets, Granite Counter Tops. Lovely Sunroom Off The Back Of Home With Fenced Back Yard For Privacy. This Home Is Located In Award Winning Richland 2 School District, 10 Mins From Fort Jackson, 45 Min From Shaw Afb, And 5 Mins From Major Interstates I-77 And I-20. Located 10 Mins From Sandhills Shopping Complex And Columbia Mall. PBeautiful (berkeley) Floor Plan, 5 Bedrooms (bonus Has Closet And Bath); Located In Cul-de-sac. This 3066 Square Foot Home Includes 3.5 Baths, Double Walk-in Closets And Separate Tub/shower In Owner's Suite. Huge Great Room, Large Kitchen With Lots Of Cabinets, Granite Counter Tops. Lovely Sunroom Off The Back Of Home With Fenced Back Yard For Privacy. This Home Is Located In Award Winning Richland 2 School District, 10 Mins From Fort Jackson, 45 Min From Shaw Afb, And 5 Mins From Major Interstates I-77 And I-20. Located 10 Mins From Sandhills Shopping Complex And Columbia Mall. P
- Sold 3** Move In Ready Lofty Home In Family Friendly Lakeshore Neighborhood; Featuring Gorgeous Community Pool, Playground And Sidewalks Perfectly Located Near Sandhills. The Interior Boast 4 Beds With Finished Frog Or 5 Bedrooms For Whatever Accommodates Your Family. The Kitchen Has Updated Granite Countertops With Bar Sitting Area, Eat In Kitchen, Walk In Pantry And Open To Large Family Room. A Formal Dining Room And Powder Room On Main Level. The Upstairs Has A Whopping 5 Potential Bedrooms With Plenty Of Room For Everyone. The Owner's Suite Features Trey Ceiling, Walk In Closets, Separate Shower And Dual Vanities. Enjoy The Fenced In Backyard And Front Porch For More Family Fun! P

## Subject Sales & Listing History

|  |                            |                        |                         |  |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>  |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | Subject currently pending sale, subject listed July 18th for asking of \$299,700 and is currently pending sale for \$308,000 |                    |                     |               |
| <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>  | \$319,000          | \$319,000             |
| <b>Sales Price</b>   | \$315,000          | \$315,000             |
| <b>30 Day Price</b>  | \$306,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>   |                    |                       |
| Subject price based on comps with similar characteristics within reasonable range. |                    |                       |

## 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



Side



Side



Street



Street

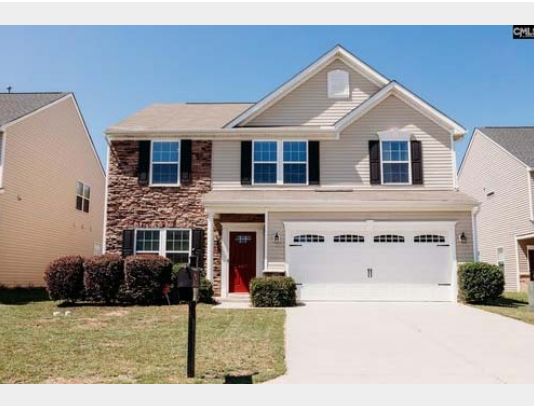
## Listing Photos

**L1** 5 Cypress Cove Rd  
Columbia, SC 29229



Front

**L2** 487 Freshwater Dr  
Columbia, SC 29229



Front

**L3** 601 Cottontail Ct N  
Columbia, SC 29229



Front



## Sales Photos

**S1** 373 Sterling Cove Rd  
Columbia, SC 29229



Front

**S2** 300 Sterling Cove Rd  
Columbia, SC 29229



Front

**S3** 499 Freshwater Dr  
Columbia, SC 29229



Front

### ClearMaps Addendum

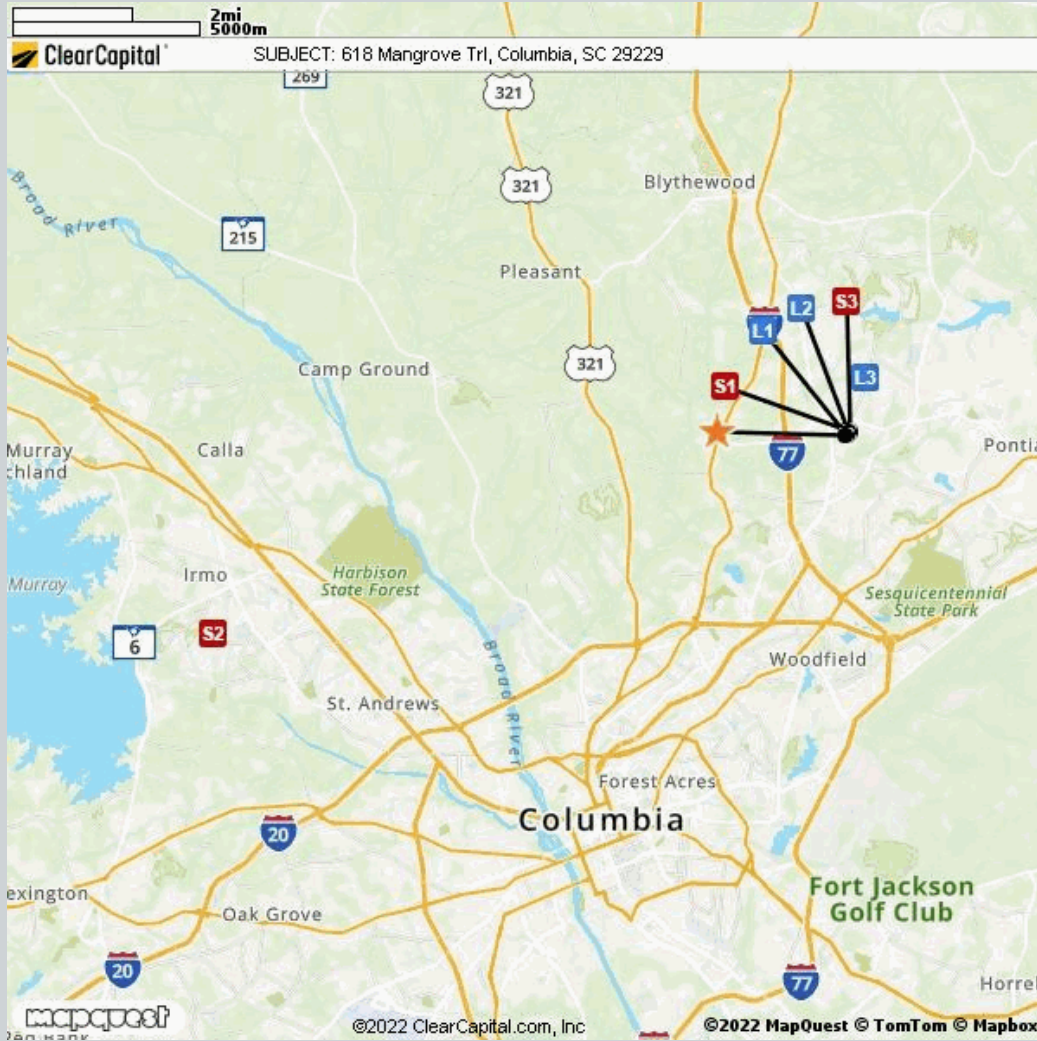
**Address** ★ 618 Mangrove Trail, Columbia, SC 29229

**Loan Number** 51121

**Suggested List** \$319,000

**Suggested Repaired** \$319,000

**Sale** \$315,000



| Comparable   | Address                                  | Miles to Subject         | Mapping Accuracy |
|--------------|--|--------------------------|------------------|
| ★ Subject    | 618 Mangrove Trail, Columbia, SC 29229   | --                       | Parcel Match     |
| L1 Listing 1 | 5 Cypress Cove Rd, Columbia, SC 29229    | 0.05 Miles <sup>1</sup>  | Parcel Match     |
| L2 Listing 2 | 487 Freshwater Dr, Columbia, SC 29229    | 0.08 Miles <sup>1</sup>  | Parcel Match     |
| L3 Listing 3 | 601 Cottontail Ct N, Columbia, SC 29229  | 0.96 Miles <sup>1</sup>  | Parcel Match     |
| S1 Sold 1    | 373 Sterling Cove Rd, Columbia, SC 29229 | 0.09 Miles <sup>1</sup>  | Parcel Match     |
| S2 Sold 2    | 300 Sterling Cove Rd, Columbia, SC 29229 | 15.44 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 499 Freshwater Dr, Columbia, SC 29229    | 0.12 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>                | Khalil McClellan | <b>Company/Brokerage</b> | TAW REALTY                           |
| <b>License No</b>                 | 63926            | <b>Address</b>           | 4216 Donovan Dr Columbia SC<br>29210 |
| <b>License Expiration</b>         | 06/30/2024       | <b>License State</b>     | SC                                   |
| <b>Phone</b>                      | 8036730023       | <b>Email</b>             | theamericanwayrealty@gmail.com       |
| <b>Broker Distance to Subject</b> | 11.51 miles      | <b>Date Signed</b>       | 09/10/2022                           |

*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 market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.**

**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.**