

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	1436 Via Rosa, Santa Maria, CA 93458	Order ID	8624160	Property ID	33924957
Inspection Date	02/17/2023	Date of Report	02/18/2023		
Loan Number	52575	APN	117-800-059		
Borrower Name	Catamount Properties 2018 LLC	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	02.16.23 BPO Request	Tracking ID 1	02.16.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RODNEY CLONTS	Legal Description: TR 5610-3 BK 182/50-54 LOT 102 1436 Via Rosa is a detached, single story, Ranch/Rambler style SFR home in west Santa Maria near Betteravia Road. The subject has a 1,630 square foot floor plan on a 0.13 acre sized lot. The subject contains (6) rooms (4) bedrooms and (2) bathrooms per tax record information. The subject has an attached (2) car garage. This home is currently off market - it last sold on 02/10/1998 for \$146,000 and was purchased new from the builder. A RV was parked directly in front of the subject at time of inspection making full front view unattainable. Condition rating is estimated to be C4 (average) condition for the neighborhood. No MLS history for the subject found. There is no documentation to support a higher or lower condition rating for the subject than C\$ condition rating. The home was built in 1998. Q4 quality of construction rating. Roof appears to be in good and serviceable condition. No items noted for repair. Neighborhood views only. RV parking. The subject is "free & clear of disaster related damage" at visually inspected areas of its exterior as of the inspection date of 02/17/2023. The recent disaster appears to have had no negative effect on the subject's value and/or marketability or the surrounding properties value and/or marketability. No storm damage or natural disaster d...
R. E. Taxes	\$2,543	
Assessed Value	\$214,919	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a non gated neighborhood of SFR homes called Paseo Del Sol in west Santa Maria, on the east side A Street, west of S Blosser Road, and just north of Betteravia Road near the non gated Montelegre subdivision of homes. No adverse influences. Close to schools, shopping and services. Fee simple land. No HOA. Neighborhood is desirable and stable. Vandalism risk is low. The subject conforms to the surrounding homes on its street in age of construction, architectural style, quality of construction and size. The subjects parcel size is above the standard tier of lot sizes for...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$515,000 High: \$715,800	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Condition Comments

Legal Description: TR 5610-3 BK 182/50-54 LOT 102 1436 Via Rosa is a detached, single story, Ranch/Rambler style SFR home in west Santa Maria near Betteravia Road. The subject has a 1,630 square foot floor plan on a 0.13 acre sized lot. The subject contains (6) rooms (4) bedrooms and (2) bathrooms per tax record information. The subject has an attached (2) car garage. This home is currently off market - it last sold on 02/10/1998 for \$146,000 and was purchased new from the builder. A RV was parked directly in front of the subject at time of inspection making full front view unattainable. Condition rating is estimated to be C4 (average) condition for the neighborhood. No MLS history for the subject found. There is no documentation to support a higher or lower condition rating for the subject than C\$ condition rating. The home was built in 1998. Q4 quality of construction rating. Roof appears to be in good and serviceable condition. No items noted for repair. Neighborhood views only. RV parking. The subject is "free & clear of disaster related damage" at visually inspected areas of its exterior as of the inspection date of 02/17/2023. The recent disaster appears to have had no negative effect on the subject's value and/or marketability or the surrounding properties value and/or marketability. No storm damage or natural disaster damage noted in the immediate neighborhood.

Neighborhood Comments

The subject is located in a non gated neighborhood of SFR homes called Paseo Del Sol in west Santa Maria, on the east side A Street, west of S Blosser Road, and just north of Betteravia Road near the non gated Montelegre subdivision of homes. No adverse influences. Close to schools, shopping and services. Fee simple land. No HOA. Neighborhood is desirable and stable. Vandalism risk is low. The subject conforms to the surrounding homes on its street in age of construction, architectural style, quality of construction and size. The subjects parcel size is above the standard tier of lot sizes for its neighborhood. REO and Short Sale properties are in short supply in this area in the current market. No boarded up homes denoted in the neighborhood. Retail sales driving market prices. Sales prices increased close to 25% in this area over the course of 2021 and into the first quarter of 2022. Market has transitioned in the last (10) months from a "hot" sellers market to a stable market and is now trending towards a buyers market. Market has slowed considerably since the FED raised interest rates, however, low inventory of available homes For Sale in Santa Maria is helping to sustain sales prices and slow the cooling off of sales prices that is now occurring in the market in some areas. Days on market remains around (30) days if properties are priced and positioned correctly in the market. FHA financing is prevalent in the subjects area.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1436 Via Rosa	1443 W Wynndel Way	1910 Las Posas Avenue	2402 Skylinks Court
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93455
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.25 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,000	\$604,500	\$750,000
List Price \$	--	\$599,000	\$604,500	\$685,000
Original List Date		01/20/2023	01/18/2023	06/10/2022
DOM · Cumulative DOM	-- · --	13 · 29	1 · 31	203 · 253
Age (# of years)	25	7	22	29
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	1 Story Ranch/Rambler	2 Stories Mediterranean	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,630	1,955	2,126	2,026
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 2	3 · 2
Total Room #	6	6	6	6
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	0.13 acres	0.10 acres	0.16 acres	0.21 acres
Other	--	--	--	End of Cul De Sac lot

* Listing 2 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** List #1 is a fair market sale per MLS information. List #1 is located in the newer Heritage Square subdivision of homes in Santa Maria, approximately 0.69 miles away from the subject. List #1 is a (18) year newer home than the subject built in 2016. Comp exceeding the (15) year age of construction variance threshold tolerance was used in the report due to extremely scarce list comp selection in the current market for properties that match the subjects general profile and age of construction. List #1 is a newer (2) story home, with Mediterranean architectural style. Estimated similar Q4 quality of construction rating. List #1 has the same (6) room count as the subject. List #1 has the same (4) bedroom count as the subject. List #1 has superior (3) bathroom count over the subjects inferior (2) bathroom count. List #1 has a superior sized floor plan and superior GLA values over the subject. Estimated similar C4 (average) condition rating like the subject. List #1 has an inferior sized 0.10 acre lot to the subject and inferior lot and land value to the subject. List #1 has landscaped and fenced yards like the subject. List #1 has an attached (2) car garage like the subject per its MLS profile info. List #1 has similar neighborhood lot location value with no adverse influences. List #1 has a similar view amenity like the subject. Both List #1 and the subject have neighborhood views only. List #1 is located in gated neighborhood and has HOA fees, an added cost of ownership. The subject is located in a subdivision with no HOA. List #1 has estimated similar fair market resale value to the subject with adjustments, due its newer age of construction, superior bath count and superior GLA values. The subject has estimated similar fair market resale value to List #1 with adjustments. Values estimated to be close and in range.
- Listing 2** List #2 is a standard sale. List #2 is an single story, Ranch/Rambler style home like the subject in the Westgate neighborhood of homes in Santa Maria, approximately 0.25 miles away from the subject. List #2 has similar age of construction. List #2 was built in 2001 and is a (3) year newer home than the subject. Similar Q4 quality of construction rating. List #2 has the same (6) room count to the subject. List 2 has the same (4) bedroom count as the subject per both properties tax record information. List #2 has the same (2) bathroom count as the subject. List #2 has a superior sized floor plan and superior GLA values over the subject. Comp with GLA values exceeding the +/- 20% GLA value variance threshold tolerance was used in the report due to extremely scarce LIST comp selection in the current market for homes that match the subjects profile. List #2 has estimated similar C4 condition (average) rating like the subject. List #2 has a superior sized 0.16 acre lot over the subject and slightly superior lot and land value over the subject. List #2 has landscaped and fenced yards like the subject. List #2 has a attached (2) car garage like the subject. List #2 has similar neighborhood lot location value with no adverse influences. View amenity at List #2 is similar to the subject - both homes have neighborhood views only. With adjustments, List #2 has estimated slightly superior fair market resale value over the subject due to its superior GLA values and slightly superior sized lot. List #2 is estimated to have superior overall fair market resale value to the subject with adjustments, but resale values are estimated to be close and in range. List #2 is the most heavily weighted LIST comp. Best LIST comp.
- Listing 3** List #3 is a fair market sale. List #3 is located south of the subject in the non gate, Foxenwood Country Club Estates subdivision of homes in Santa Maria, approximately 0.82 miles away from the subject. List #3 is a similarly aged home built in 1994 - a (4) year older home than the subject. List #3 is a (1) story, Ranch/Rambler style home like the subject. List #3 has the same (6) room count as the subjects (6) room count. List #3 has inferior (3) bedroom count to the subject. List #3 has the same (2) bathroom count as the subject. List #3 has a superior sized floor plan and superior GLA values over the subject. Comp with GLA values exceeding the +/- 20% GLA value variance threshold tolerance was used in the report due to extremely scarce LIST comp selection in the current market for homes that match the subjects profile. List #3 has a superior sized 0.21 acre lot and superior lot and land value over the subject. List #3 is located on a superior end of cul de sac lot. List #3 has estimated superior overall condition rating over the subject per its MLS photos and MLS profile information. List #3 has updated granite kitchen counters. List #3 has original baths and has C\$ condition rating overall like the subject. List #3 has landscaped yards like the subject. List #3 has fenced yards like the subject List #3 has an attached (2) car garage like the subject. List #3 has similar neighborhood lot location value at the interior of its neighborhood, with no adverse influences. Both homes are located in non gated neighborhoods with no HOA fees and similar amenities. With adjustments, List #3 has estimated superior fair market resale value over the subject, due to List #3 superior GLA values, superior parcel value and superior prime end of cul de sac lot. List #3 is superior and has estimated superior fair market resale value over the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1436 Via Rosa	1423 Calle Laureles	2027 Pinnacle Drive	1842 Alhambra Avenue
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.18 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$539,000	\$599,000	\$680,000
List Price \$	--	\$539,000	\$599,000	\$649,500
Sale Price \$	--	\$600,000	\$600,000	\$649,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/05/2022	08/08/2022	09/16/2022
DOM · Cumulative DOM	-- · --	11 · 43	5 · 67	22 · 58
Age (# of years)	25	25	21	22
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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	2 Stories Mediterranean	1 Story Mediterranean
# Units	1	1	1	1
Living Sq. Feet	1,630	1,630	1,651	1,798
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.13 acres	0.11 acres	0.19 acres
Other	--	--	--	Built in BBQ area at rear yard
Net Adjustment	--	\$0	-\$285	-\$42,780
Adjusted Price	--	\$600,000	\$599,715	\$606,720

* 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** Sold #1 was an arms length sale per MLS information. Sold #1 is located in the same Paseo Del Sol subdivision of homes in Santa Maria as the subject, approximately 0.05 miles away from the subject. Sold #1 is a (1) story, Ranch/Rambler style home like the subject, with the same age of construction. Sold #1 was built in 1998, the same year as the subject (\$0) Similar Q4 quality of construction rating (\$0) Sold #1 is a model match home in the same neighborhood. Sold #1 has the same (4) bedroom count, the same (2) bathroom count and the same (6) room count as the subject (\$0) Sold #1 has the exact same sized floor plan and the exact same GLA values as the subject (\$0) Condition rating of Sold #1 is estimated similar C4 condition rating (average) like the subject (\$0) Location value of Sold #1 is similar to the subject. Sold #1 has no adverse influences. The subject has no adverse influences (\$0) Sold #1 has an attached (2) car garage like the subject (\$0) Sold #1 has a the same sized 0.13 acre lot and similar lot and land value to the subject (\$0) Both homes have fenced yards and landscaped yards (\$0) View amenity at Sold #1 is similar to the subject - both Sold #1 and the subject have neighborhood views only (\$0) With adjustments, Sold #1 has a estimated \$0 adjustment to the subject. Subjects adjusted value: \$600,000. Sold #1 had conventional loan financing type with no reported credits or concessions per MLS information. Sold #1 closed escrow close over (6) months ago and is not reflective of the current market trends. The market has slowed since Sold #1 closed escrow due to FED interest rate hikes The subjects current market value is estimated to be in range of its final adjusted sales price to Sold #1, however as market is still stable and inventory of homes For Sale remains low. Sold #1 is the most proximate comp, in the same subdivision and is a model match home with the exact same DNA. Sold #1 is the most heavily weighted SOLD comp. Best SOLD comp.
- Sold 2** Sold #2 was a fair market sale. Sold #2 is a (2) story, Mediterranean style home in the neighboring Montelegre subdivision of homes home with no homeowners association like the subjects neighborhood. Sold #2 is located in the same area of west Santa Maria, approximately 0.18 miles away from the subject. Sold #2 is a similar aged home built in 2002, a (4) year newer home than the subject (-\$2,000) Sold #2 has similar Q4 quality of construction rating (\$0) Sold #2 has inferior (3) bedroom count to the subject. Sold #2 has superior (2.5) bathroom count over the subjects inferior (2) baths (-\$2,500) Sold #2 has the same (6) room count as the subject (\$0) Sold #2 has a similar sized floor plan, with slightly superior GLA values over the subject (-\$1,785) GLA values are very close. Condition rating of Sold #2 is estimated to be similar C4 condition rating (average) like the subject (\$0) Location value of Sold #2 is similar to the subject. Sold #2 has no adverse influences. The subject has no adverse influences (\$0) Sold #2 has an attached (2) car garage like the subject (\$0) Sold #2 has a inferior sized 0.11 acre lot and slightly inferior lot and land value to the subject (+\$6,000) Both homes have fenced and landscaped yards (\$0) View amenity at Sold #2 is similar to the subject. Both Sold #2 and the subject both have neighborhood views only (\$0) With adjustments, Sold #2 has a estimated \$285 upward adjustment over the subject. Subjects adjusted value: \$599,715. Sold #2 had conventional loan financing type, with no reported credits or concessions per MLS information. Sold #2 closed escrow over (7) months ago and is not reflective of current market trends. Market has stabilized in price appreciation since Sold #2 closed escrow. The subjects current fair market resale value is estimated to be within range of its adjusted value to Sold #2 as market has stabilized in price appreciation. Market has slowed since the FED raised interest rates and now homes are selling at or close to list price or slightly under list price. Sold #2 is the second most proximate comp and the second most heavily weighted SOLD comp with adjustments due to its similar age, similar age, similar location, similar views and similar GLA values. Fair market resale values are estimated to be close and in range with adjustments.
- Sold 3** NSBCRMLS #22001655. Sold #3 was a fair market sale. Sold #3 is located in the West Park neighborhood in the non gated Westgate Ranch subdivision of homes with no homeowners association fees like the subjects subdivision. Sold #3 is located in the same general area of Santa Maria as the subject, approximately 0.27 miles away from the subject. Sold #3 is a (1) story home with Mediterranean architectural style. Sold #3 age of construction is similar to the subject. Sold #3 was built in 2001, a (3) year newer home than the subject (-\$1,500) Sold #3 has similar lot location value with no adverse influences in like kind non gated neighborhood of SFR homes (\$0) Similar Q4 quality of construction rating (\$0) Sold #3 has inferior (3) bedroom count. Sold #3 has the same (2) bathroom count as the subjects (2) bathroom count (\$0) Sold #3 has superior (7) room count over the subject per tax record information (-\$5,000) Sold #3 has a superior sized floor plan and superior GLA values over the subject (-\$14,280) Condition rating of Sold #3 is similar C4 condition rating like the subject (\$0) Sold #3 has an attached (2) car garage like the subject (\$0) Sold #3 has a larger sized 0.19 acre lot and superior lot and land value over the subject (-\$12,000) Sold #2 is located on a superior end of cul de sac lot (-\$5,000) Both homes have fenced and landscaped yards (\$0) View amenity at Sold #3 is similar to the subject - both homes have neighborhood views only (\$0) Sold #3 has a built-in BBQ unit at its rear yard, with sink and stainless steel BBQ (-\$5,000) With adjustments, Sold #3 has an estimated \$42,780 upward adjustment to the subject. Subjects adjusted value: \$606,720. Sold #3 had conventional loan financing type per MLS information, with no reported credits or concessions. Sold #3 closed escrow over (90) days ago and is not reflective of current market values or the current market trend. Market has stabilized in price appreciation since Sold #3 closed escrow. The subjects current fair market resale value is estimated to be within range of, or slightly lower, than its adjusted value to Sold #3 as market has stabilized and prices have leveled since Sold #3 closed escrow in mid September of last year. The subjects current market value is estimated to be in line, or slightly under the adjusted sales price of Sold #3. Sold #3 is estimated to be superior over the subject due to its larger lot, superior end of cul de sac lot, superior room count, superior built-in BBQ area amenity at its rear yard and superior GLA values over the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS history found in the CRMLS database. LAST MARKET SALE & SALES HISTORY PER TAX RECORD INFORMATION Recording Date: 02/10/1998 Sale Type: Full Deed Type: Corporation Grant Deed Sale Price: \$146,000 Buyer Name: Clonts, Rodney Price Per Square Ft: \$89.57 Multi/Split Sale Seller: B & K Greenfield Homes Inc (Builder) Document Number: 7805 Source: Realist.com			
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	\$604,900	\$604,900
Sales Price	\$600,000	\$600,000
30 Day Price	\$595,000	--

Comments Regarding Pricing Strategy

I went back (3) months, out in distance (1) mile. Comps that match the subjects profile are extremely scarce in Santa Maria in the current market. Sold comps that have closed in the past (90-120) days that match the subjects profile are extremely scarce. List comps that match the subjects GLA profile, lot size, age and estimated range of resale value are scarce. Inventory of homes For Sale remains low in all areas of Santa Maria. With relaxing some of the variance thresholds of the search criteria, I was able to find comps which I could use to complete the report. Within (1) mile and backing up sales dates (12) months, I found comps of which I could use due to extremely scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps. L1 comp exceeds the (15) year age of construction variance. L2 and L3 comps exceed the +/- 20% GLA value variance threshold tolerance and had to be used in the report due to extremely scarce list comp factors. L3 & S3 comps exceed the lot size variance tolerance. S1, S2 and S3 comps exceed the (90) day pending date variance tolerance threshold. Agent recommends a "AS-IS" sales strategy with a 90-120 day marketing period. Sold #1 is the most heavily weighted sales comp. The subjects current resale value is estimated to be in range of its adjusted sales price to Sold #1. Sold #1 has the same Ranch architectural style, same Q4 quality of construction, similar views, same room count, same bedroom count, same bathroom count, same sized lot size, same age of construction, estimated similar condition and is a proximate comp in the same Paseo Del Sold neighborhood. Sold #1 is a model match home with the exact same DNA. The subjects curb appeal & exterior condition is equal (average) to the surrounding homes in its immediate neighborhood. The subjects GLA size is in the middle tier for its immediate neighborhood. Sales prices appreciated rapidly in the subjects neighborhood over the course of 2021 and into the first quarter of 2022 (20%+ increase) Price appreciation has stylized with the Fed's interest rate hikes, but due to a limited supply of homes For Sale in Santa Maria, market price depreciation is slow. The resale market is slow in all areas of Santa Maria including the subjects neighborhood & appears to be trending towards a buyers market. The "hot" seller's market has changed in the last (6) months to a stable market, and now appears to be trending towards a buyers market. Adjusted SOLD comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of "AS- IS" resale value is \$600,000 to \$604,900 in the current market. The estimated (30 day quick sale price is \$595,000. List price should be set close to actual market value due to current market conditions and stabilizing market. Estimated Tax Value per Realist.com tax websites Corelogic software algorithm - RealAVM™ Value: \$559,500 Confidence Score: 98 RealAVM™ Value Range: \$532,400 - \$586,600 Forecast Standard Deviation: 5 Value as of 02/06/2023 (1)RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2)The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3)The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

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



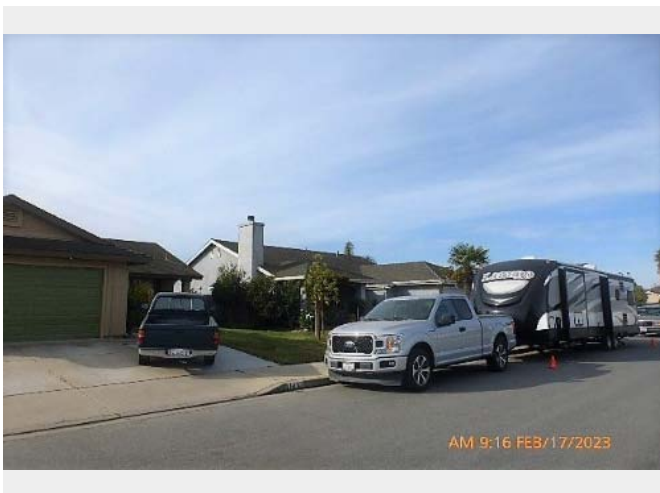
Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Garage



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 1443 W Wynndel Way
Santa Maria, CA 93458



Front

L2 1910 Las Posas Avenue
Santa Maria, CA 93458



Front

L3 2402 Skylinks Court
Santa Maria, CA 93455



Front

Sales Photos

S1 1423 Calle Laureles
Santa Maria, CA 93458



Front

S2 2027 Pinnacle Drive
Santa Maria, CA 93458



Front

S3 1842 Alhambra Avenue
Santa Maria, CA 93458



Front

ClearMaps Addendum

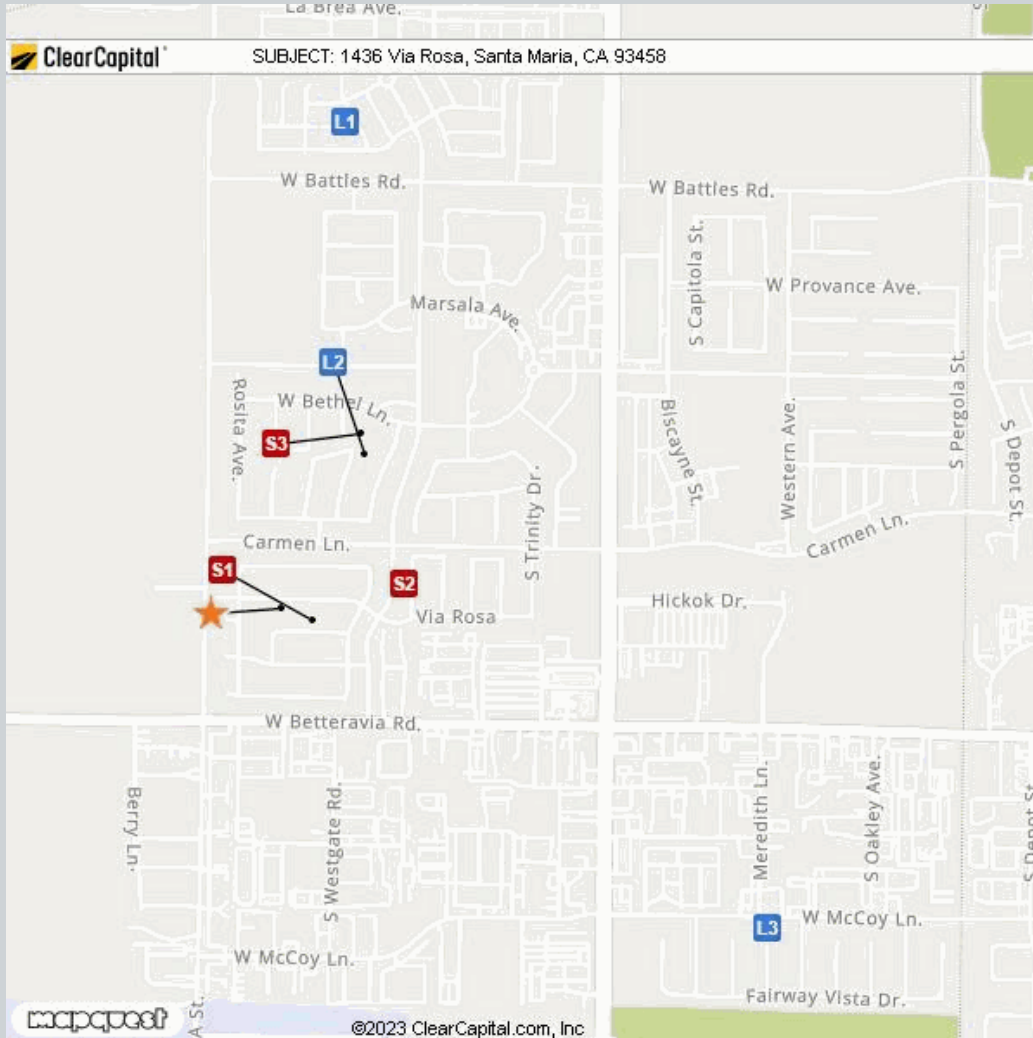
Address ★ 1436 Via Rosa, Santa Maria, CA 93458

Loan Number 52575

Suggested List \$604,900

Suggested Repaired \$604,900

Sale \$600,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1436 Via Rosa, Santa Maria, CA 93458	--	Parcel Match
L1 Listing 1	1443 W Wynndel Way, Santa Maria, CA 93458	0.69 Miles ¹	Parcel Match
L2 Listing 2	1910 Las Posas Avenue, Santa Maria, CA 93458	0.25 Miles ¹	Parcel Match
L3 Listing 3	2402 Skylinks Court, Santa Maria, CA 93455	0.82 Miles ¹	Parcel Match
S1 Sold 1	1423 Calle Laureles, Santa Maria, CA 93458	0.05 Miles ¹	Parcel Match
S2 Sold 2	2027 Pinnacle Drive, Santa Maria, CA 93458	0.18 Miles ¹	Parcel Match
S3 Sold 3	1842 Alhambra Avenue, Santa Maria, CA 93458	0.27 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	Christian Stuart Workmon	Company/Brokerage	Century 21 Hometown Realty - Pismo Beach,CA
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2025	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	14.62 miles	Date Signed	02/18/2023

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.