

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 Rightwood Way, Dallas, GA 30132	<b>Order ID</b>	9025879	<b>Property ID</b>	34801410
<b>Inspection Date</b>	11/16/2023	<b>Date of Report</b>	11/18/2023		
<b>Loan Number</b>	53466	<b>APN</b>	073402		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Paulding		

### Tracking IDs

<b>Order Tracking ID</b>	11.14_BPOUpdate	<b>Tracking ID 1</b>	11.14_BPOUpdate
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	GARY G HULL	<b>Condition Comments</b> Property has normal wear and tear.
<b>R. E. Taxes</b>	\$4,446	
<b>Assessed Value</b>	\$149,692	
<b>Zoning Classification</b>	Residential	
<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>	Seven Hills	
<b>Association Fees</b>	\$725 / Year (Pool,Landscaping,Insurance,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Property is located in an established neighborhood with like condition properties. Area has low listing inventory at this time.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$305000 High: \$623000	
<b>Market for this type of property</b>	Decreased 4 % 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 Rightwood Way	77 Fieldstone Ln	110 Fieldstone Ln	98 Bellwind Ln
<b>City, State</b>	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
<b>Zip Code</b>	30132	30132	30132	30132
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.98 <sup>1</sup>	0.96 <sup>1</sup>	0.97 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$495,000	\$500,000	\$519,900
<b>List Price \$</b>	--	\$495,000	\$500,000	\$519,900
<b>Original List Date</b>		11/09/2023	11/10/2023	10/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	8 · 9	7 · 8	39 · 40
<b>Age (# of years)</b>	16	7	11	9
<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 Other	2 Stories Other	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,984	2,271	2,741	2,471
<b>Bdrm · Bths · ½ Bths</b>	6 · 4	5 · 3	5 · 3 · 1	3 · 2
<b>Total Room #</b>	10	8	9	5
<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>	Yes	Yes	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1,347	1,026	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.29 acres	0.21 acres	0.40 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Beautiful 5 bedroom, 3 bath home in Seven Hills. You are going to love this home as soon as you walk in. Beautiful hardwood floors, separate dining room, and an open concept kitchen and family room that are perfect for entertaining. You will find a bedroom and a full bath on the main level as well. Continue upstairs to 4 additional bedrooms and 2 more full baths, both with double vanities. Can we talk about the porches? Take your pick between a beautiful front porch or a covered back porch to enjoy your morning coffee or evening sunsets. There is also an unfinished basement that is great for storage or ready to be finished. The home sits on a large, level corner lot and is in a wonderful neighborhood with tons of great amenities. You don't want to miss this one.
- Listing 2** Welcome to your dream home in the prestigious Seven Hills community of Dallas, Georgia! This stunning 5-bedroom house boasts a modern open floor plan, creating a seamless flow from room to room, perfect for both entertaining and everyday living. The spacious living areas are filled with natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen features top-of-the-line appliances, ample counter space, granite countertops and a center island, making it a chef's delight. The adjacent dining area is perfect for hosting dinner parties or enjoying family meals. Upstairs, discover a versatile loft area that can be transformed into a home office, playroom, or addition Jack and Jill bathroom. The Owners suite is a true retreat, featuring a spa-like bathroom and a walk-in closet. Outside, the property is surrounded by landscaping, A handy rainbird sprinkler system is included ,creating a serene and private backyard oasis. Enjoy outdoor gatherings on the patio or take a stroll through the picturesque Seven Hills community. This neighborhood and area is known for its friendly atmosphere, excellent schools, and a range of amenities, including parks, walking trails, and community events. Don't miss the opportunity to make this beautiful house your home and experience the best of both comfort and community in Dallas, Georgia's Seven Hills neighborhood. Schedule your showing today and envision the life that awaits you in this captivating residence.
- Listing 3** Amazing opportunity to live in the Active Adult 55+ sought after Windsong built section of Seven Hills with one of the most private landscaped backyards in the neighborhood. This stepless ranch has three bedrooms on the main level with the owner's suite that includes two walk-in closets with custom built-ins plus sitting area/office nook and trey ceiling. You will love the attached tiled bath with walk-in stepless shower, dual sinks and vanity area. This split bedroom plan includes two additional generously sized secondary bedrooms and full bath on the other side of the home which is a nice feature when guests come in town. The office/living room off the foyer offers a cozy environment for watching tv or working from home. The grand family room includes two skylights for natural light and nice fireplace with gas logs and this space is open to the breakfast room and kitchen. The gourmet kitchen has it all including Thermador double ovens, stainless oversized hood with warming rack, granite countertops, center island, plenty of cabinet and countertop space and a walk-in pantry. Entertaining is easy in this home with the formal attached dining room that can easily seat 12 people. The walk-in laundry room has nice cabinet space and separate wash sink. The all-weather sunroom off the breakfast room is a wonderful place to enjoy views of the private backyard year around and opens to the brick paver patio. The walk-up attic with permanent stairs has a full room that could be finished out or used presently for storage. This home has so many upgrades including hardwood floors in the family room, sitting room, kitchen, dining, and breakfast area, upgraded bath tile, Stainless Thermador appliances, custom window blinds and more.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	9 Rightwood Way	201 Sweet Birch Ln	116 Spanish Oak Way	329 Fieldstone Ln
<b>City, State</b>	Dallas, GA	Dallas, GA	Dallas, GA	Dallas, GA
<b>Zip Code</b>	30132	30132	30132	30132
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.20 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$525,000	\$500,000	\$485,000
<b>List Price \$</b>	--	\$490,000	\$500,000	\$485,000
<b>Sale Price \$</b>	--	\$490,000	\$500,000	\$495,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	08/11/2023	11/08/2023	06/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	73 · 73	42 · 42	41 · 41
<b>Age (# of years)</b>	16	16	16	9
<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 Traditional	2 Stories Traditional	2 Stories Other
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,984	2,444	2,409	2,308
<b>Bdrm · Bths · ½ Bths</b>	6 · 4	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
<b>Total Room #</b>	10	7	8	7
<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>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1347	1,082	1,435	838
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.31 acres	0.42 acres	0.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$34,850	+\$6,550	+\$42,970
<b>Adjusted Price</b>	--	\$524,850	\$506,550	\$537,970

\* Sold 1 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** Welcome home to this gorgeous 2 story, move-in ready home located in the sought after Seven Hills Community with the most amazing amenities you could ever want plus the North Paulding High School district! You are greeted with a rocking chair front porch and then you can step inside the 2 story entry foyer. The first room you will find is a separate Dining Room or Office. Walk through the foyer past the Powder Bath or through the back hallway to enter the open Family Room and Kitchen spaces. The wide open Family Room boasts a gas fireplace and there are beautiful hardwoods throughout the main level. The Kitchen boasts upgraded stained cabinetry, granite counters, stainless appliances and a pantry. A large Laundry Room with extra closet space is also located on the main level. Off the Kitchen, you'll find access to the breezy covered deck with stairs to the private, fenced, level, landscaped and wooded backyard. Below the deck, you can enjoy a built in play set too! Up on the second level, you have the spacious Owner's Suite with dual closets and an On-Suite Bathroom. The bath boasts dual vanities, shower, separate garden tub, and water closet. You'll also see 2 beautifully designed secondary bedrooms, a full bathroom, and an extra large bonus room with closet and attic storage space that could be used as a 3rd secondary bedroom. Also off the kitchen, you'll find access to the huge unfinished basement with so much storage space and stubbed for bath and kitchen. Another space in the basement is completely concreted in and would make for an excellent safe. Roof is only 2 years old and house is equipped with Radon mitigation system. Don't miss this unbelievable opportunity and schedule your showing today! PRICED TO SELL!!!
- Sold 2** Talk about curb appeal! The rocking chair front porch welcomes you to this stately brick-front beauty on one of the largest Seven Hills lots, including a level driveway and a private backyard. The dramatic entry foyer is flanked by a private home office with vaulted ceiling on the left, and a separate dining room with picture molding and tray ceiling on the right. The hardwood floor entryway opens to the light-filled, two-story family room with gas fireplace. The spotless stainless/granite kitchen provides easy access to the recently-refreshed covered deck, a relaxing spot for morning coffee or casual dining with friends and family. Don't miss the main-level bedroom with full bathroom and walk-in closet, a conveniently located retreat for guests and in-laws. The upper level features a generous primary suite with tray ceiling, walk-in closet, and vaulted ceramic tile bathroom with double vanity, soaking tub with picture window, and a separate shower. Two secondary bedrooms sharing a Jack-and-Jill full bathroom complete the upper level. There is plenty of room to expand living space to your preference in the full unfinished basement, which is stubbed for a full bathroom and also studded with electrical in place. There is basement access from the main level, as well as from the exterior rear door just off the second covered deck. This immaculate home has newer air conditioners and water heater, and the roof is just four years old! HSA One-Year Buyer's Home Warranty is included with sale. Seize the opportunity to begin your next chapter enjoying the resort-style living offered in Seven Hills, where every day is like a vacation! There is never a dull moment with the thirteen-acre water/recreation park and clubhouse, oversized pool with huge waterslide, zero-entry kiddie pool with splash pad, ten lighted tennis courts, three pickleball courts, two basketball courts, volleyball court, dog park, golf cart and walking paths, as well as walking trails that connect with Pumpkinvine Creek Nature Park, a 110-acre preserve. Welcome home to this exceptional community in the North Paulding High School district with convenient access to I-75.
- Sold 3** You are going to love this prestigious home in the wonderful community of Seven Hills. Step into this home and you'll be amazed by the beautiful hand-scraped hardwood floors that are the perfect foundation for the french/farmhouse finishes in this home. Cozy den with reclaimed open shelving surrounding the fireplace. Gorgeous kitchen with white cabinets, granite, work station island, ss appliances and as sunlit as a kitchen can possibly be. Every inch of it is stunning! Upstairs you will find 4 bedrooms and 2 full baths. The master suite is truly a suite. Not only with its amazing bath but a custom master closet that will knock your socks off. The Terrace level brings two of the coolest rooms that will house any man cave or teenager cave. Already plumbed for a bath if you need to add one. When you step outside, you'll see what clearly makes this house stand out in Seven Hills. A backyard! A beautiful and level and private backyard. You have a private morning deck off the kitchen and a patio on the terrace level to inspire time in the backyard. Sprinkler system throughout property. Perfectly manicured lawn. Perfectly decorated and maintained home. It would stand out anywhere, but add to it that it sits in one of the best neighborhoods with its own dedicated Publix and retail shopping and a waterpark that kids would dream of is just a golf cart ride away. So for those looking to move into a beautiful home and not have to do one thing to it, this is your house. Entire exterior painted in June 2020, concreted pad under deck which is slightly larger than the deck in 2020. Deck pro stained in 2020. Most of the interior has been painted minus a couple bedrooms. Basement walls insulated with barnwood wall put up on exterior wall. Heavy duty racking/shelving added to walls in tool room and back storage room - which will stay.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property has been withdrawn from the market this year.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	2						
<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>	\$524,900	\$524,900
<b>Sales Price</b>	\$524,900	\$524,900
<b>30 Day Price</b>	\$509,900	--
<b>Comments Regarding Pricing Strategy</b>		
Property is located in Dallas, GA. Area is sought after for its proximity to Marietta and Atlanta. Adjustments 45 SQFT GLA 5500 Bedroom 5000 Full Bath 4450 Half Bath		

### Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
-------------------------	--

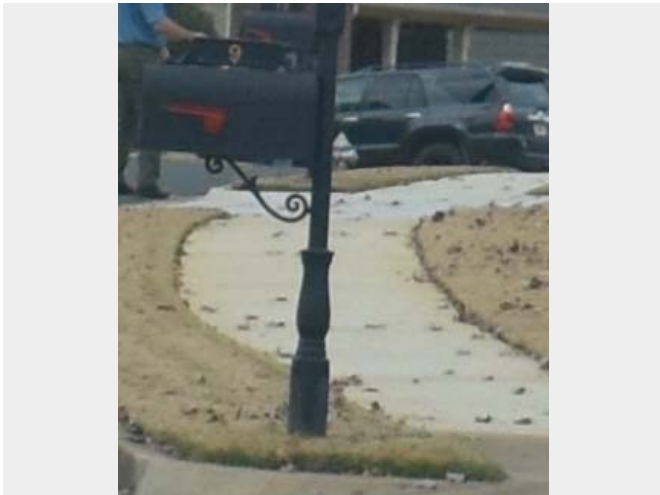
### Subject Photos



Front



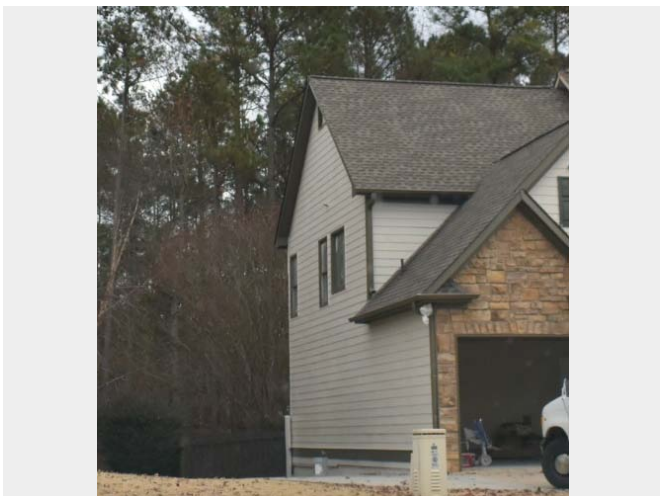
Address Verification



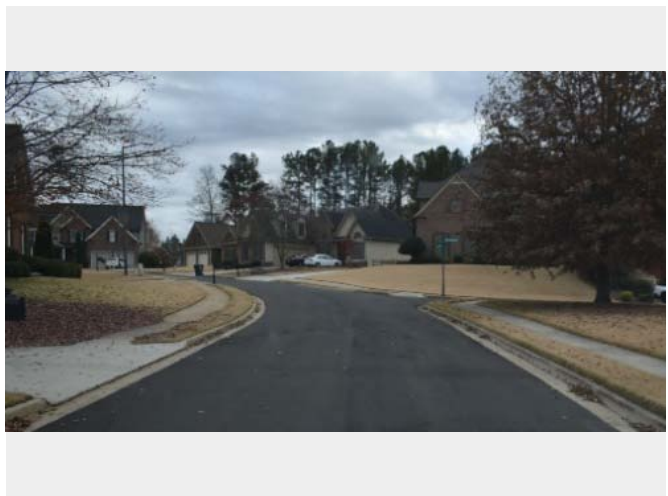
Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 77 Fieldstone Ln  
Dallas, GA 30132



Front

**L2** 110 Fieldstone Ln  
Dallas, GA 30132



Front

**L3** 98 Bellwind Ln  
Dallas, GA 30132



Front

## Sales Photos

**S1** 201 Sweet Birch Ln  
Dallas, GA 30132



Front

**S2** 116 Spanish Oak Way  
Dallas, GA 30132



Front

**S3** 329 Fieldstone Ln  
Dallas, GA 30132



Front

### ClearMaps Addendum

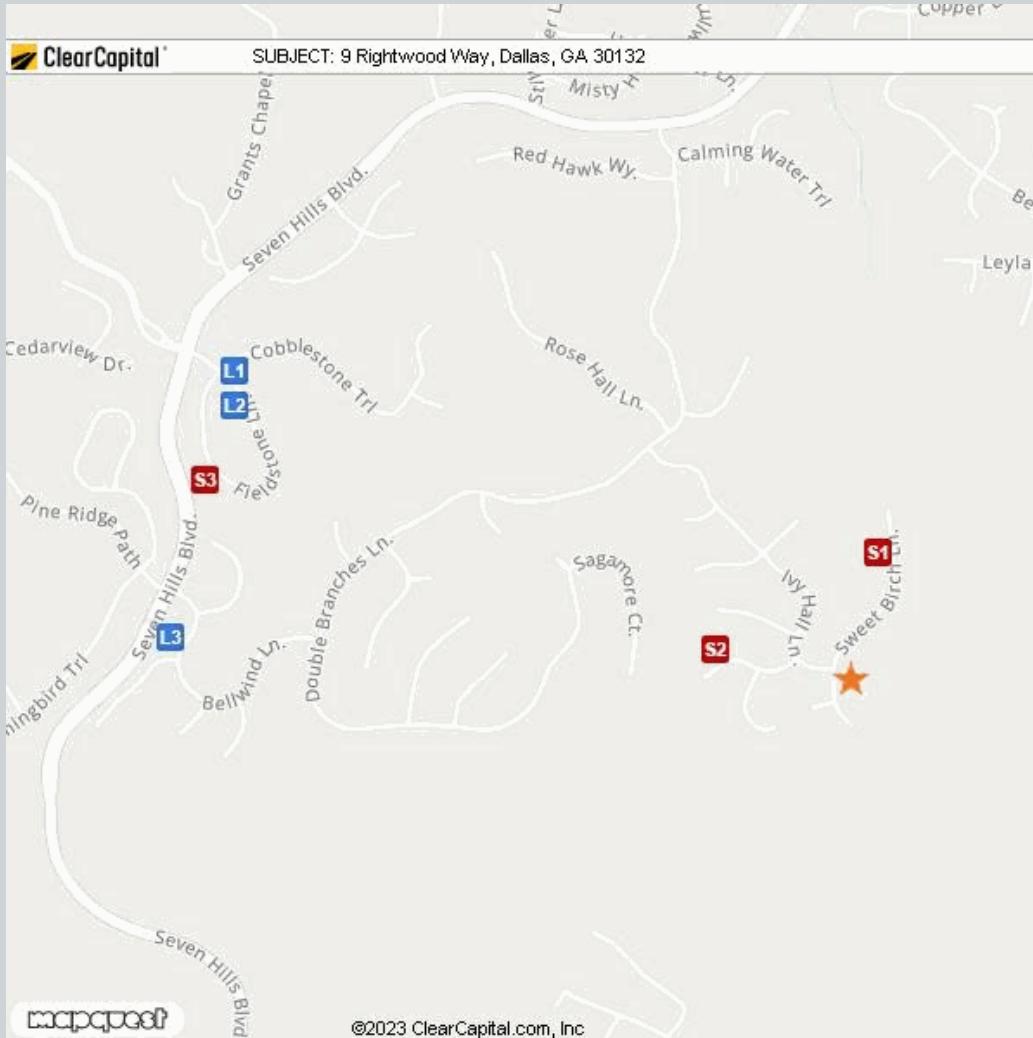
**Address** ★ 9 Rightwood Way, Dallas, GA 30132

**Loan Number** 53466

**Suggested List** \$524,900

**Suggested Repaired** \$524,900

**Sale** \$524,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9 Rightwood Way, Dallas, GA 30132	--	Parcel Match
L1 Listing 1	77 Fieldstone Ln, Dallas, GA 30132	0.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	110 Fieldstone Ln, Dallas, GA 30132	0.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	98 Bellwind Ln, Dallas, GA 30132	0.97 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	201 Sweet Birch Ln, Dallas, GA 30132	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	116 Spanish Oak Way, Dallas, GA 30132	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	329 Fieldstone Ln, Dallas, GA 30132	0.96 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>	Daniel Geiman	<b>Company/Brokerage</b>	Exp realty llc
<b>License No</b>	380873	<b>Address</b>	2242 Major Loring Way SW Marietta GA 30064
<b>License Expiration</b>	07/31/2025	<b>License State</b>	GA
<b>Phone</b>	6787613425	<b>Email</b>	Daniel.geiman@exprealty.com
<b>Broker Distance to Subject</b>	11.22 miles	<b>Date Signed</b>	11/18/2023

*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.**