

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>	816 Quail Run, Keller, TX 76248	<b>Order ID</b>	9114473	<b>Property ID</b>	34989242
<b>Inspection Date</b>	01/18/2024	<b>Date of Report</b>	01/19/2024		
<b>Loan Number</b>	53966	<b>APN</b>	33255-6-1		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tarrant		

**Tracking IDs**

<b>Order Tracking ID</b>	1.17_Citi_BPO_Update	<b>Tracking ID 1</b>	1.17_Citi_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC LLC	<b>Condition Comments</b> The property appears to be in good condition as it has been renovated and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by Inspection.
<b>R. E. Taxes</b>	\$8,044	
<b>Assessed Value</b>	\$444,847	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> The subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$390,000 High: \$1200000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	816 Quail Run	8232 Meadowbrook Drive	6521 High Lawn Terrace	204 Navajo Drive
<b>City, State</b>	Keller, TX	Watauga, TX	Watauga, TX	Keller, TX
<b>Zip Code</b>	76248	76148	76148	76248
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.82 <sup>1</sup>	1.94 <sup>1</sup>	1.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$305,000	\$305,000	\$350,000
<b>List Price \$</b>	--	\$305,000	\$305,000	\$350,000
<b>Original List Date</b>		11/29/2023	11/21/2023	10/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	50 · 51	58 · 59	55 · 93
<b>Age (# of years)</b>	39	37	41	52
<b>Condition</b>	Good	Average	Average	Good
<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>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,377	1,650	1,561	1,236
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Carport 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>	0.25 acres	0.17 acres	0.16 acres	0.19 acres
<b>Other</b>	--	--	Patio	--

\* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Great 3 bedroom 2 full bath 2 car garage home in North Watauga! Keller Schools! Large kitchen breakfast room. The kitchen has alot of storage space in the many cabinets. Close to parks and walking trails for out door activities. Close to shopping, dining, and entertainment. Good size fenced backyard with large covered patio and Storage building shed.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Open the front door to a large inviting family room with a warm wood-burning fireplace. The kitchen features tile counter tops, double oven, lots of counter space and opens to a breakfast area that has a charming bay window which gives lots of light. The three spacious bedrooms will fit a surprising amount of furniture. The master bathroom features TWO walk-in closets, double sinks, and a decorative shower! There is a nice vanity in the hall bath. And you will really appreciate the two linen cabinets, one in the hall and one in the hall bath. You can see yourself relaxing in the family sized backyard. Plus, Keller schools.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Back on the market! First-time home buyers got cold feet. Come and see this home that has been renovated and well-loved! This 3 bedroom 2 bath 2 car garage home is located in Keller ISD, and centrally located. With an open floor plan and a spacious & updated backyard, the layout allows for easy living and entertaining. Owners have taken time and care to update the following: new windows (2021); replaced entire roof and decking; new interior paint and texture, new exterior paint, new carpet, new flooring, replace and stain most of the existing fence (2022); remodeled landscaping (2023). Make sure and schedule a showing today!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	816 Quail Run	657 Clover Lane	337 Navajo Drive	316 Rapp Road
City, State	Keller, TX	Keller, TX	Keller, TX	Keller, TX
Zip Code	76248	76248	76248	76248
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 <sup>1</sup>	0.96 <sup>1</sup>	0.95 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$324,000	\$395,000
List Price \$	--	\$339,900	\$324,000	\$395,000
Sale Price \$	--	\$335,000	\$305,000	\$388,500
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	10/18/2023	12/12/2023	08/23/2023
DOM · Cumulative DOM	-- · --	15 · 63	13 · 29	4 · 25
Age (# of years)	39	40	52	49
Condition	Good	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,377	1,348	1,205	1,522
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.19 acres	0.15 acres	0.50 acres
Other	--	Covered, Deck	Covered, Rear Porch	Rain Gutters
Net Adjustment	--	+\$50,000	+\$78,457	\$0
Adjusted Price	--	\$385,000	\$383,457	\$388,500

\* 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** 50000 due to average condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Welcome to 657 Clover, a charming residence nestled in the heart of Keller. This inviting home boasts a generously sized backyard that's sure to captivate both nature enthusiasts and those seeking outdoor relaxation. The highlight of the outdoor space is a magnificent mature tree, providing a natural canopy that offers shade and a picturesque backdrop for gatherings or quiet moments. Inside, this home doesn't disappoint either. Whether you're enjoying the tranquility of the spacious backyard under the shade of the majestic tree or nestling near the fireplace indoors this home offers living that truly makes it a haven to call home.
- Sold 2** 75000 due to average condition. 3457 due to less square footage. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Welcome to this cozy 3 bedroom 2 bath charmer in Sought after Keller ISD. This well maintained home has no carpet and an amazing back yard with large covered porch for entertaining. There is plenty of room in the back for RV or boat parking through the double gate. The upgrades include double pane windows and additional insulation in the attic for efficient energy conservation as seen in the low electric bills. What sets this home apart is the close proximity to Bear Creek Park where you can enjoy walking trails and green spaces just a short walk away. Conveniently located to shopping, dining, schools and the park makes this a great location. Don't wait to see your new home!
- Sold 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: A lovely, Rare find you won't want to miss. beautifully Remodeled in 2020, on half an acre in the heart of Keller. home features 3 bed 2 bath, open concept living and dining area. granite countertops in kitchen and bathrooms, large master bedroom, stainless steel appliances , lots of space for and RV or boat parking. minutes away from shopping, dining and major highways.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				cancelled in 2023			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
09/25/2023	\$525,000	10/20/2023	\$515,000	Cancelled	12/21/2023	\$515,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$388,900	\$388,900
<b>Sales Price</b>	\$388,000	\$388,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in the subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate report. However, the prior report was completed with erroneous subject information, resulting in the large discrepancy. The subject information in the current report has been verified and is the most accurate representation of the property. 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

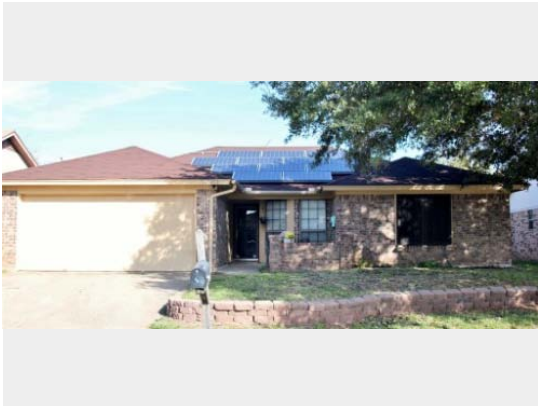
## Listing Photos

**L1** 8232 Meadowbrook Drive  
Watauga, TX 76148



Front

**L2** 6521 High Lawn Terrace  
Watauga, TX 76148



Front

**L3** 204 Navajo Drive  
Keller, TX 76248



Front

## Sales Photos

**S1** 657 Clover Lane  
Keller, TX 76248



Front

**S2** 337 Navajo Drive  
Keller, TX 76248



Front

**S3** 316 RAPP Road  
Keller, TX 76248



Front

### ClearMaps Addendum

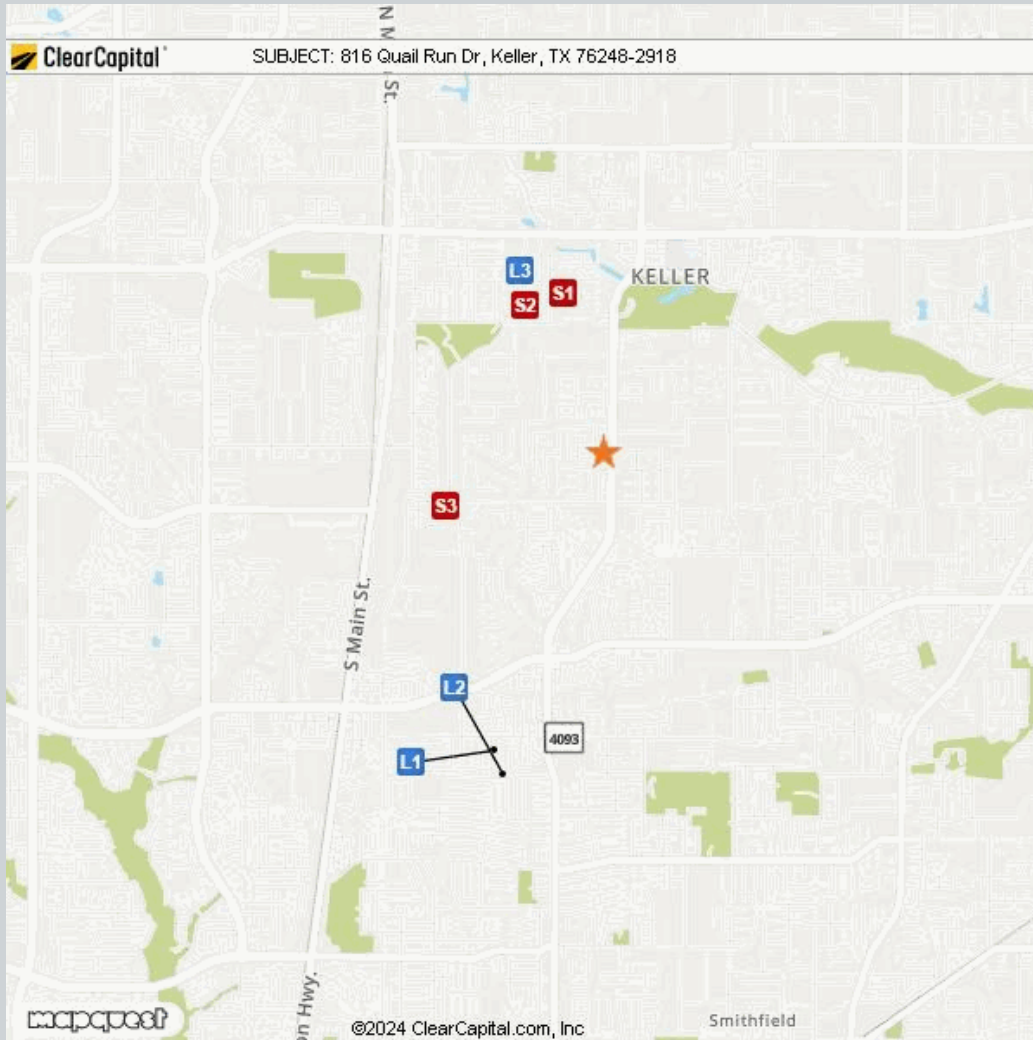
**Address** ★ 816 Quail Run, Keller, TX 76248

**Loan Number** 53966

**Suggested List** \$388,900

**Suggested Repaired** \$388,900

**Sale** \$388,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	816 Quail Run, Keller, TX 76248	--	Parcel Match
L1 Listing 1	8232 Meadowbrook Drive, Fort Worth, TX 76148	1.82 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6521 High Lawn Terrace, Fort Worth, TX 76148	1.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	204 Navajo Drive, Keller, TX 76248	1.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	657 Clover Lane, Keller, TX 76248	0.95 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	337 Navajo Drive, Keller, TX 76248	0.96 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	316 Rapp Road, Keller, TX 76248	0.95 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.

## Report Instructions - cont.

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.

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>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	5 Country Club Court Pantego TX 76013
<b>License Expiration</b>	01/31/2026	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	14.09 miles	<b>Date Signed</b>	01/19/2024

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**