

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	19119 Vantage View Lane, Humble, TX 77346	Order ID	9205963	Property ID	35173528
Inspection Date	03/09/2024	Date of Report	03/10/2024		
Loan Number	54863	APN	1152360210026		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CAROLYN R FLORES	Condition Comments
R. E. Taxes	\$1,630	this property appears to be maintained. no rotten boards noted the exterior of the home.
Assessed Value	\$284,876	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	walden on lake Houston	
Association Fees	\$375 / Year (Pool,Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	this community is maintained. Neighborhood is close to FM 1960 and shopping centers, college and schools.
Sales Prices in this Neighborhood	Low: \$272500 High: \$597000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	19119 Vantage View Lane	19330 Hikers Trail Dr	19022 Hikers Trail Dr	19241 Relay Rd
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.29 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,999	\$360,000	\$319,900
List Price \$	--	\$315,000	\$360,000	\$319,900
Original List Date		11/09/2023	11/22/2023	02/13/2024
DOM · Cumulative DOM	-- · --	122 · 122	109 · 109	26 · 26
Age (# of years)	30	19	27	21
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Water	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	1 Story Ranch/Rambler	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,498	2,504	2,365	2,605
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	10	8	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	0.18 acres	0.19 acres	0.19 acres	0.20 acres
Other	--	--	--	--

* 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.

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

Listing 1 this property is superior of the subject property because it offers more bedrooms, more lot size, and younger in age than the subject property.

Listing 2 this property is superior to subject property because it is younger in age, more lot size than the subject property, and more bedrooms than the subject property.

Listing 3 this property is superior to the subject property because it has more living square footage, more bathrooms and more lot size than the subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	19119 Vantage View Lane	8515 Rigby Ct	8623 Discus Dr	8619 Joggers Ln
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.07 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$334,900	\$350,000
List Price \$	--	\$330,000	\$324,995	\$332,500
Sale Price \$	--	\$330,000	\$307,000	\$333,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/29/2023	09/16/2023	12/11/2023
DOM · Cumulative DOM	-- · --	80 · 80	77 · 77	139 · 139
Age (# of years)	30	30	21	29
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,498	2,727	2,528	2,930
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	8	5	8	9
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	0.18 acres	0.30 acres	0.17 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,300	+\$3,950	-\$4,100
Adjusted Price	--	\$325,700	\$310,950	\$328,900

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** this property is superior of the subject property because it offers more lot size, more bedrooms and more living square footage.
- Sold 2** this property is superior of the subject because it offers more living square footage, and it is younger than the subject.
- Sold 3** this property is superior of the subject property because it offers more living square footage, more lot size and younger in age than the subject property.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	JPAR - The Sears Group	This home was placed on the market x4 times. the first time in 6\24 to 8\22\23 property sold. Then 11\17 to 1\10 property was taken off the market. 1\11 to 2\18 the listing expired 2\21 to 2\28 property is active					
Listing Agent Name	Jimmy Egu						
Listing Agent Phone	tel:832-551-763						
# of Removed Listings in Previous 12 Months	3						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/24/2023	\$279,900	08/22/2023	\$264,900	Sold	08/22/2023	\$240,000	MLS
11/17/2023	\$339,900	01/10/2024	\$339,900	Expired	01/10/2024	\$339,900	MLS
01/11/2024	\$334,900	02/21/2024	\$334,900	Expired	02/18/2024	\$334,900	MLS
02/21/2024	\$330,000	02/28/2024	\$329,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$326,000	\$326,000
Sales Price	\$326,000	\$326,000
30 Day Price	\$326,000	--
Comments Regarding Pricing Strategy		
the best price for the subject property is 326k due to sold comps range from 310k to 328k.		

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.
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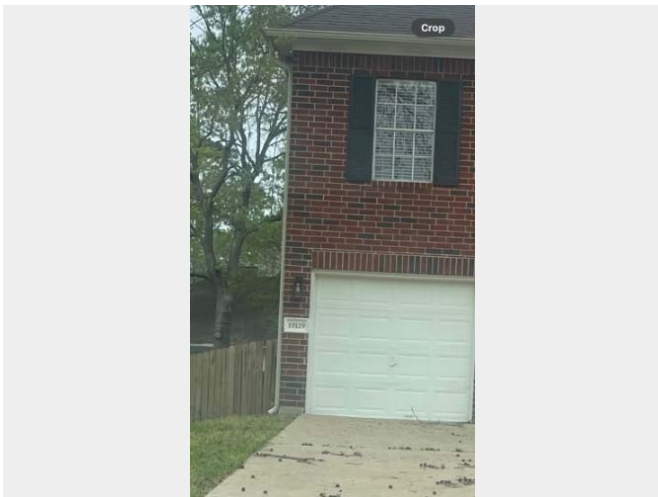
Subject Photos



Front



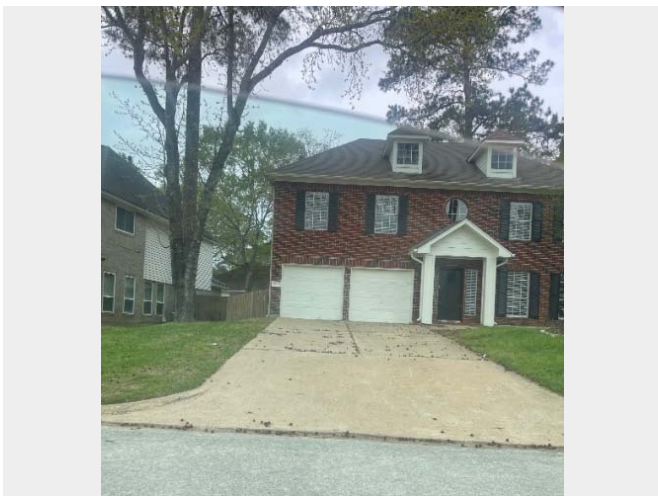
Front



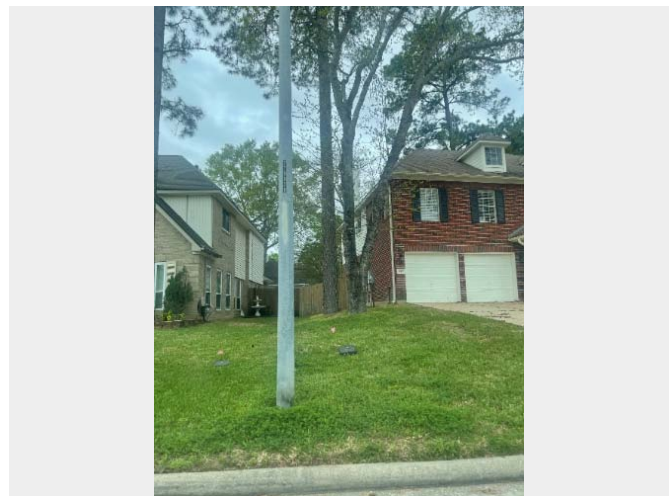
Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street

Listing Photos

L1 19330 Hikers Trail Dr
Humble, TX 77346



Front

L2 19022 Hikers Trail Dr
Humble, TX 77346



Front

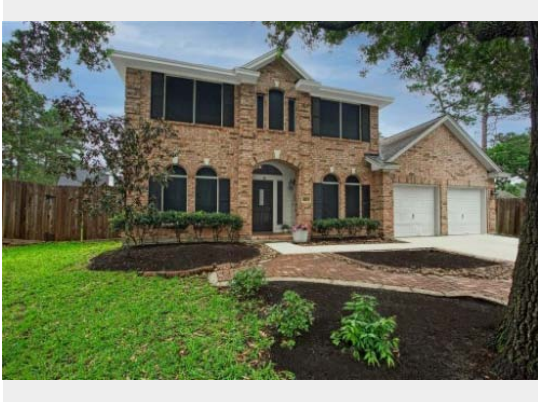
L3 19241 Relay Rd
Humble, TX 77346



Front

Sales Photos

S1 8515 Rigby Ct
Humble, TX 77346



Front

S2 8623 Discus Dr
Humble, TX 77346



Front

S3 8619 Joggers Ln
Humble, TX 77346



Front

ClearMaps Addendum

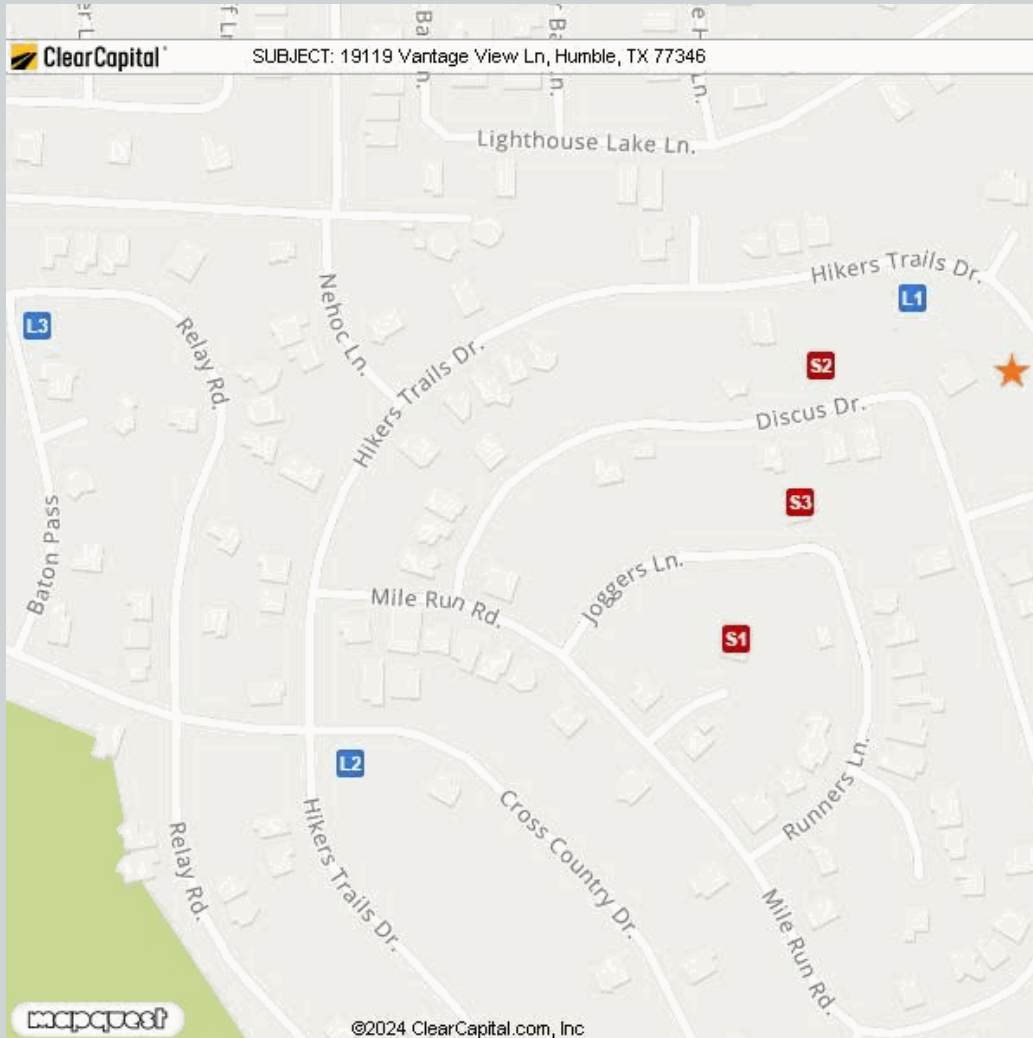
Address ★ 19119 Vantage View Lane, Humble, TX 77346

Loan Number 54863

Suggested List \$326,000

Suggested Repaired \$326,000

Sale \$326,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19119 Vantage View Lane, Humble, TX 77346	--	Parcel Match
L1 Listing 1	19330 Hikers Trail Dr, Humble, TX 77346	0.05 Miles ¹	Parcel Match
L2 Listing 2	19022 Hikers Trail Dr, Humble, TX 77346	0.29 Miles ¹	Parcel Match
L3 Listing 3	19241 Relay Rd, Humble, TX 77346	0.36 Miles ¹	Parcel Match
S1 Sold 1	8515 Rigby Ct, Humble, TX 77346	0.14 Miles ¹	Parcel Match
S2 Sold 2	8623 Discus Dr, Humble, TX 77346	0.07 Miles ¹	Parcel Match
S3 Sold 3	8619 Joggers Ln, Humble, TX 77346	0.09 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	Nina Davis-Smith	Company/Brokerage	Motivated Realty LLC
License No	548711	Address	6011 Granite Shadow Lane Porter TX 77365
License Expiration	08/31/2025	License State	TX
Phone	2816581979	Email	ninamotivatedrealty@aol.com
Broker Distance to Subject	7.19 miles	Date Signed	03/10/2024

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.