

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>	115 Dauphine Way, Greer, SC 29650	<b>Order ID</b>	9205963	<b>Property ID</b>	35173518
<b>Inspection Date</b>	03/10/2024	<b>Date of Report</b>	03/21/2024		
<b>Loan Number</b>	55084	<b>APN</b>	T035060102900		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Greenville		

### Tracking IDs

<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs from the street view. Due to not inspecting home other than from the street view the condition is an estimate.
<b>R. E. Taxes</b>	\$8,296	
<b>Assessed Value</b>	\$21,470	
<b>Zoning Classification</b>	Residential R-12	
<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>	Belshire 864-555-5555	
<b>Association Fees</b>	\$410 / Year (Other: common area, playground)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection. Due to not personally inspecting each of the properties up close this is only an estimation.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$156720 High: \$438000	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	115 Dauphine Way	1 Meadow Mist Trail	426 Alexander Rd	118 Woody Creek Rd
<b>City, State</b>	Greer, SC	Greer, SC	Greer, SC	Greer, SC
<b>Zip Code</b>	29650	29650	29650	29650
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.59 <sup>1</sup>	0.41 <sup>1</sup>	1.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$524,900	\$540,000	\$550,000
<b>List Price \$</b>	--	\$524,900	\$530,000	\$550,000
<b>Original List Date</b>		02/13/2024	01/03/2024	02/16/2024
<b>DOM · Cumulative DOM</b>	-- · --	26 · 37	67 · 78	1 · 34
<b>Age (# of years)</b>	7	28	45	45
<b>Condition</b>	Good	Good	Good	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>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,979	3,054	2,646	3,082
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1	4 · 3
<b>Total Room #</b>	10	10	11	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.39 acres	0.44 acres	1.96 acres	0.34 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** A great location is so important and this outstanding home in the fabulous Brushy Meadows neighborhood has it! A kitchen that your inner chef will be proud of featuring a gas range, granite counters, large island and more. Masterful Master Suite on main level with full bath, double vanities, tray ceiling and 2 walk in closets. Upstairs you have 3 bedrooms as well as a bonus/rec room. Screened in back porch and patio to enjoy BBQs with friends and family or just relaxing at the end of the day. Oversized corner lot that is walking distance to neighborhood pool, tennis courts and clubhouse. Well respected Riverside schools and a neighborhood that has a walking path and fishing pond to enjoy. Welcome home!
- Listing 2** Welcome to your dream home! This beautifully renovated 2-story brick house boasts 4 bedrooms, 3.5 bathrooms, and is nestled on nearly 2 acres of serene land. With fresh paint and new carpet, this home is move-in ready and waiting for you to make it your own. As you step onto the back deck, you'll be enveloped by the peace and privacy of your expansive wooded lot. It's the perfect spot to relax and unwind, whether you're enjoying your morning coffee or hosting a barbecue with friends and family. Inside, the great room is the heart of the home, featuring a cozy gas log fireplace that's perfect for those chilly winter evenings. The open floor plan seamlessly connects the great room to the breakfast area and kitchen, offering a spacious and inviting atmosphere for all your gatherings. The dining room and living room provide ample space for entertaining, ensuring that your living quarters upstairs remain peaceful and private. It's the ideal layout for hosting guests or simply enjoying the extra space for your own comfort.
- Listing 3** Welcome to Sugar Creek where you will find tree lined streets, multiple community pools, tennis courts and clubhouses, ponds, sidewalks, award winning schools, an abundance of social events, and so much more! This home has been completely updated and your clients will enjoy a unique floor plan not typical for Sugar Creek and located on a nice tree-lined street that is walking distance to the pool. There are beautiful hardwood floors throughout the main level except for ceramic tile in the half bath and LVP in the master bath. The remodeled kitchen features granite counters, updated fixtures, and newer top of the line GE stainless appliances including electric double oven and refrigerator. The master suite is on this main living level and features dual vanity, walk in shower, double closets, and hardwood floors. Looking for a mother-in-law type situation, man cave, or just fun family rec space?... Then look no further than the walkout basement that features LVP flooring and a full bath on the ground level with interior/exterior/garage access. The family room has a vaulted ceiling, updated clean neutral colors, recessed lighting, plus brick facade fireplace, gas logs, and updated wood beam mantle. There is also a large dining room with updated fixture. Upstairs has newly installed LVP flooring, updated hall bath and 3 nice sized bedrooms. Other features include architectural roof replaced in 17', top of the line Trane HVAC main level/basement in 15', oversized garage with space for workshop, and a screened in porch with beadboard ceiling and dual ceiling fans, plus separate grilling deck overlooking a large, fenced back yard with outbuilding for yard storage.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	115 Dauphine Way	9 Meadow Spring Ln	204 Lytle Street	112 Belshire Drive
<b>City, State</b>	Greer, SC	Greer, SC	Greer, SC	Greer, SC
<b>Zip Code</b>	29650	29650	29650	29650
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.36 <sup>1</sup>	1.41 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$524,900	\$540,000	\$425,000
<b>List Price \$</b>	--	\$524,900	\$540,000	\$425,000
<b>Sale Price \$</b>	--	\$529,900	\$545,000	\$437,500
<b>Type of Financing</b>	--	Cash	Conventional	Conventional
<b>Date of Sale</b>	--	10/20/2023	01/12/2024	08/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	2 · 50	1 · 52	1 · 26
<b>Age (# of years)</b>	7	28	33	8
<b>Condition</b>	Good	Good	Good	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>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,979	3,250	3,250	3,297
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	10	10	11	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.39 acres	0.27 acres	0.33 acres	0.21 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$45,650	+\$19,050	-\$11,879
<b>Adjusted Price</b>	--	\$575,550	\$564,050	\$425,621

\* Sold 2 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** Immaculate home located in an award winning school district! This home features 4 bedrooms, 2 full baths, and 1 half bath. Downstairs you will find a large den, kitchen, breakfast area, master suite, flex space that is being used as an office, dining room, half bath, and a laundry room with a sink. Don't miss the fabulous sunroom that is located off the kitchen which is heated and cooled. Upstairs there are three additional bedrooms with a full bath and bonus room. One bedroom has a closet/playroom which is 8x31. The bonus room is 21x19 and the sellers are conveying the two sofas that are in there. Nice fenced in backyard with a covered deck and privacy fence on the left with privacy across the back too. There is a fire pit area in the backyard also. The homeowners have added quartz counters in the kitchen, new backsplash, had gas added and a new stove top but it is still plumbed for electric, new low profile sink and auto faucet. They recently added the sunroom along with extensive landscaping.
- Sold 2** Location, Luxury, and Lifestyle: Your Dream Home in Silverleaf!!!! Discover the epitome of luxury living in the established Silverleaf subdivision on the sought-after Eastside with award-winning Riverside/Eastside schools. This custom-built, all-brick masterpiece boasts five bedrooms, ensuring ample space for your family's needs. As you approach, the meticulously landscaped plantings and shrubs frame the home, creating an inviting atmosphere. The curb appeal is undeniable, setting the tone for the elegance within. Step inside and bask in the natural light that dances on the beautiful hardwood floors throughout the main level. The foyer, elegant grass paper, introduces you to a formal living room with a distinctive herringbone wood accent wall. The completely remodeled kitchen awaits straight ahead, featuring granite countertops, a tile backsplash, and a gas cooktop vent range. The high-top bar is perfect for entertaining, complemented by matching bar stools that convey with the property. Freshly painted walls throughout the house, and all of the gorgeous upgrades make this home truly turn key and move in ready! Connected to the kitchen is a spacious dining area with sliding door access to the meticulously detailed screened porch. This outdoor oasis, adorned with touches of South American Wood and ERA wood from floor to ceiling, invites year-round enjoyment. Back inside, descend to the den, where a wainscoting accent wall, built-in bookshelves, a vaulted ceiling, and a wood-burning fireplace with gas hookup create a cozy retreat. The room is complemented with a built-in wet bar. A beautiful powder room and a walk-in laundry with raised appliances add convenience to the main level. Ascending the staircase with wood treads and iron banisters leads to the second story, revealing five bedrooms. Each secondary bedroom offers generous space and ample closet storage. The fifth bedroom serves versatility as a rec room, entertainment space, fitness room, or an additional office. The master bedroom, located in the back for privacy, boasts a completely redone ensuite bathroom with a tiled shower, frameless glass door, soaking tub, and two stunning quartz sink vanities. You will get spa vibes from the minute you walk! The perfect environment for pampering and relaxing. Back on the main level, open the glass door off the den to unveil the expansive deck and fully fenced backyard. The deck, an ideal venue for entertaining or watching a football game, features a built-in stone fire pit on the lower level for cozy nights and family gatherings. The Hot Tub remains with the property and is perfect for relaxing after work or to escape the chill of a cool night. The yard is equipped with an irrigation system for easy maintenance and a storage building in the back. Additional highlights include a two-car, side-entry garage with extra storage, attic access for further storage, and a brand-new vapor barrier in the crawlspace. Don't miss the myriad of amenities in Silverleaf—swimming pool, recreation/sports field, playground, and tennis courts. The neighborhood exudes pride, evident in the garden club and the serene daily walks that make Silverleaf feel like a paradise. Located in the heart of the Eastside, this home offers unrivaled convenience to shopping, grocery stores, restaurants, banking, and fitness facilities. A short drive connects you to GSP, Downtown Greenville, Downtown Greer, and major highways (I-85 and I-385). Come and witness the allure of Silverleaf for yourself—your dream home awaits!
- Sold 3** Welcome to your new nest at 112 Belshire. This home offers an open inviting floor plan for friends and family to gather. The large kitchen has an oversized island and eating area. There is an updated pantry with wood shelves and extra beverage refrigerator. Walking through the kitchen and out the French doors is an entertaining oasis, a salt water pool, covered dining area and tiered grassy area. Across from the kitchen is a family room and office. Also located on the first floor is a dining room, living room and powder bath. Upstairs you will find 4 bedrooms, full bathrooms and a bonus space. The generous master bedroom has 2 walk-in closets, additional seating or dressing area and attached bathroom. \*\*\*All appliances in listing with home are being sold AS-IS\*\*\*

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams DRIVE	The home is currently listed.					
<b>Listing Agent Name</b>	Tracy Roberts						
<b>Listing Agent Phone</b>	864-412-6225						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/08/2024	\$549,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$530,000	\$530,000
<b>Sales Price</b>	\$525,000	\$525,000
<b>30 Day Price</b>	\$500,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The home was priced based on the comps, condition, exterior viewing, and the local area. THIS IS NOT AN APPRAISAL. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions. This report is a Broker Price Opinion and in no way is to be used as a replacement of an appraisal or deemed to be an appraisal. This is only an opinion as I am only a Real Estate agent and not acting as an appraiser. This market analysis may not be used for the purposes of obtaining financing in a federally related transaction and I have presented the dollars for this property as PRICE, not VALUE. I am a licensed real estate Broker exempt from SC appraisal license law per SC Code 40-60-30. Rent values are only an estimate. QA: 911 E Silverleaf Street GREER SC is 2.50 miles from the subject. This is farther than all of the comps. 500 Red Ledge Court GREER SC. This one os 1.80 mile and again farther than the current comps.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** 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** 1 Meadow Mist Trail  
Greer, SC 29650



Front

**L2** 426 Alexander Rd  
Greer, SC 29650



Front

**L3** 118 Woody Creek Rd  
Greer, SC 29650



Front

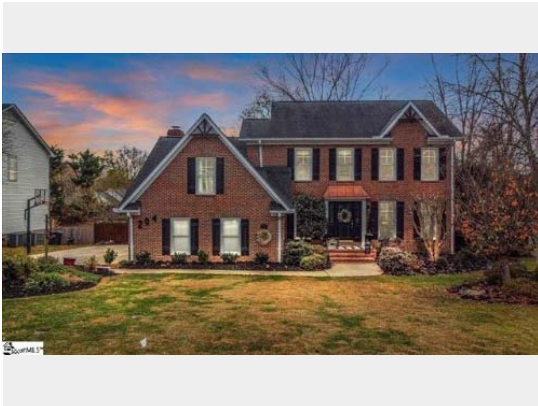
## Sales Photos

**S1** 9 Meadow Spring Ln  
Greer, SC 29650



Front

**S2** 204 Lytle Street  
Greer, SC 29650



Front

**S3** 112 Belshire Drive  
Greer, SC 29650



Front

### ClearMaps Addendum

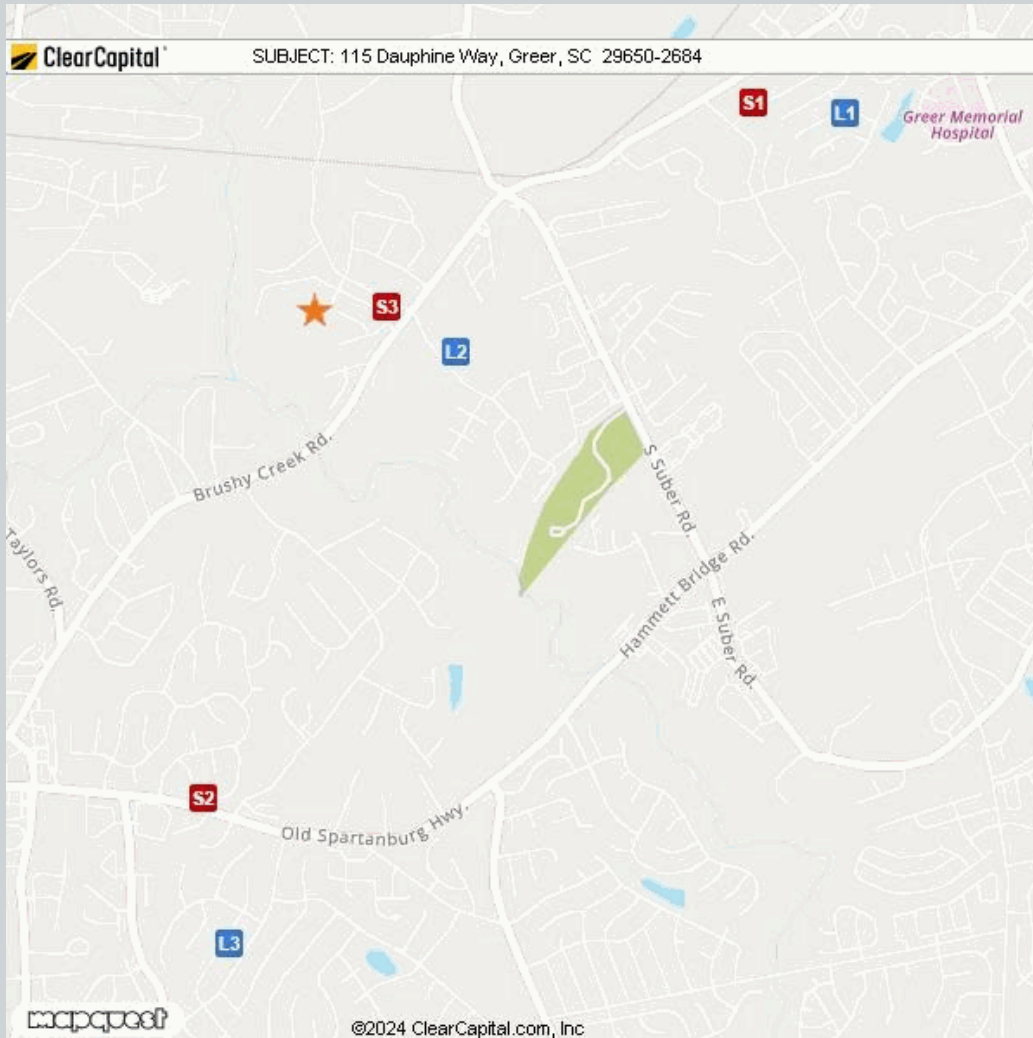
**Address** ★ 115 Dauphine Way, Greer, SC 29650

**Loan Number** 55084

**Suggested List** \$530,000

**Suggested Repaired** \$530,000

**Sale** \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	115 Dauphine Way, Greer, SC 29650	--	Parcel Match
L1 Listing 1	1 Meadow Mist Trail, Greer, SC 29650	1.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	426 Alexander Rd, Greer, SC 29650	0.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	118 Woody Creek Rd, Greer, SC 29650	1.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9 Meadow Spring Ln, Greer, SC 29650	1.36 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	204 Lytle Street, Greer, SC 29650	1.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	112 Belshire Drive, Greer, SC 29650	0.20 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>	Jeffrey Thompson	<b>Company/Brokerage</b>	Upstate Realty & Associates
<b>License No</b>	79692	<b>Address</b>	201 Misty Meadow Dr Greenville SC 29615
<b>License Expiration</b>	06/30/2024	<b>License State</b>	SC
<b>Phone</b>	8646313099	<b>Email</b>	jthompson8405@gmail.com
<b>Broker Distance to Subject</b>	6.01 miles	<b>Date Signed</b>	03/21/2024

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

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

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