

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	20507 Mauve Orchid Way, Cypress, TX 77433	Order ID	9205963	Property ID	35173933
Inspection Date	03/09/2024	Date of Report	03/09/2024		
Loan Number	55099	APN	1240610010005		
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

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	This home is located in a city in Cypress which is part of Harris county. They have 939 single family homes with 2,946 median square feet. The medium year built is 2016. The home values ranges between \$261K - 390 K.
R. E. Taxes	\$1,557	
Assessed Value	\$354,189	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	First Service 713-332-4762	
Association Fees	\$1100 / Year (Pool,Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$315000 High: \$629900	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	20507 Mauve Orchid Way	21522 Oak Arbor Way	15327 Court Green Trl	21915 Red Ashberry Trl
City, State	Cypress, TX	Cypress, TX	Cypress, TX	Cypress, TX
Zip Code	77433	77433	77433	77433
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.64 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$370,000	\$415,000
List Price \$	--	\$400,000	\$370,000	\$415,000
Original List Date		01/08/2024	02/15/2024	02/15/2024
DOM · Cumulative DOM	-- · --	60 · 61	22 · 23	22 · 23
Age (# of years)	20	23	22	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Historical	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,314	2,450	2,453	2,605
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	8	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.14 acres	0.19 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.

Current Listings - Cont.

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

- Listing 1** This Property Boasts A Series Of Impressive Upgrades And Renovations. In 2018 New Engineered Wood Flooring Was Installed, The Living Room Was Given A Distinctive Touch With A Custom Fireplace Surround. The Kitchen Received A Comprehensive Makeover With Custom Cabinets, An Oak Island, And Leathered Quartz Countertops, Providing Sophistication And Functionality. In Addition A New Range Hood, And Modern Appliances Such As A Sink, Dishwasher, And Range, Ensures An Efficient Cooking Environment. In 2021, The Master Bathroom Underwent A Luxurious Remodel, Featuring Custom Countertops, New Sinks And A Custom Shower Equipped With Moen U Digital Control With Four Shower Heads Elevates The Bathroom. Keeping Up With Practical Considerations, A New Water Heater Was Installed In 2021, Ensuring Reliable Hot Water Supply.
- Listing 2** This One Has It. Beautiful 2-story, 4 Bedroom Home Nestled In The Highly Desirable Neighborhood Of Fairfield Village. Enjoy Brand-new Paint And New Carpet Throughout . Kitchen Features Stainless Steel Appliances, Granite Counters And Ample Cabinet And Counter Space. First Floor Study, Home Office Or Formal Dining Room You Decide. All Bedrooms Upstairs. Just Enough Yard With Low Maintenance In Mind. Located Just Minutes From Restaurants, Shopping And Top-rated Schools!
- Listing 3** 1-story Home Boasting A Formal Dining Room, 4 Bedrooms, 2.5 Bathrooms And A Great Open Floor Plan! Open The Door To A Light & Bright Home That Is Move In Ready! Arched Walkways And Arch Niches Lead You To The Main Living Spaces Featuring A Large Family Room W/wall Of Windows & Fireplace W/mantel! Cozy Breakfast Room & Breakfast Bar Just Off The Large Island Kitchen Is Ideal For Entertaining! Tons Of Cabinets For Storage, Counters For Prep & Stainless-steel Appliances Including A Gas Cooktop! Spacious Primary Suite W/en-suite Bath Offers A Corner Tub, Glass Enclosed Shower & Dual Vanity Sinks!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	20507 Mauve Orchid Way	20603 Mauve Orchid Way	20906 Ochre Willow Trl	21134 N Yellow Bud Ct
City, State	Cypress, TX	Cypress, TX	Cypress, TX	Cypress, TX
Zip Code	77433	77433	77433	77433
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.35 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,000	\$445,000	\$410,000
List Price \$	--	\$355,000	\$400,000	\$400,000
Sale Price \$	--	\$345,000	\$375,000	\$390,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	02/09/2024	10/12/2023	09/01/2023
DOM · Cumulative DOM	-- · --	140 · 140	179 · 179	114 · 114
Age (# of years)	20	21	20	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Historical	2 Stories Traditional	1 Story Contemporary	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,314	2,247	2,637	2,548
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	7	8	12	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes Spa - Yes	--
Lot Size	0.14 acres	0.14 acres	0.18 acres	0.25 acres
Other	--	--	--	--
Net Adjustment	--	+\$9,876	-\$44,765	-\$32,654
Adjusted Price	--	\$354,876	\$330,235	\$357,346

* Sold 3 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** Welcome To 20603 Mauve Orchid, Located In The Beautiful Master Planned Fairfield Community. Neutral Color 4 Bedroom, 2 And A Half Bath. Beautiful Pool, Game Room And Ceramic Tile Throughout! Primary Suite Features Bay Window Seat. Double Sinks, Whirl Pool Tub And Separate Shower. Easy Access To 290 And 99, Minutes From Shopping, Banking, Food And Entertainment!
- Sold 2** This Beautiful House With A Backyard Oasis In The Highly Sought After Community Of Fairfield. This Home Offers Over 2637 Sq/ft Of Living Space With 4bedroom And 2 Full Baths And A Game Room With Covered Patio And Private Heated Pool . Kitchen Features Granite Counters With Open Area To Family Room And Breakfast Area. Enjoy The Large Primary Bedroom Area Of 15x14 With A His And Her Sink , Jetted Tub With Separate Shower And His And Her Closet. Upstairs You Will Find The Spacious Game Room With New Flooring And Fresh Paint. This House Has Been Will Maintain And Has A Lot Of Upgrade. From The Solar Window Screens To New Floors And Fresh Coat Of Paint Thru Out. Come Enjoy Fairfield Community That Offers Many Favorites Store And Restaurants And Zoned To Top Rated Cy-fair Isd School .
- Sold 3** Beautifully Updated Home In Sought After Master Planned Community Of Fairfield. 4 Bedroom, 3.1 Bathrooms, On A 10, 822 Sqft Lot. No Neighbors Behind. Extended Drive Way To Detached 3 Car Garage. Updates Include But Not Limited To: 2022: New A/c, And Fence On Left Side; 2021: New Toilets And Bathroom Updates; 2020: Flooring Tile, Laminate (no Carpet) And Steps, Granite Countertops, Painted Interior Including Kitchen Cabinets. Refrigerator Included. Primary Bedroom Down And 3 Bedrooms & Gameroom Upstairs, Plantation Shutters, Double Paned Windows, And Open Floor Plan. Family Room With High Ceiling And Gaslog Fireplace

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing was found in the last 12 months				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$357,346	\$357,346
Sales Price	\$357,346	\$357,346
30 Day Price	\$357,346	--
Comments Regarding Pricing Strategy		
Compare to L2 and S3 the home can be sold as is at \$357,346		

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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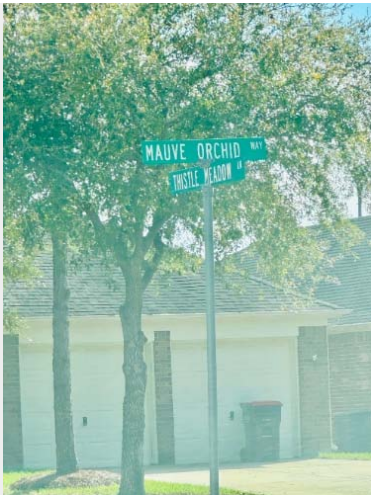
Subject Photos



Front



Address Verification



Address Verification



Side

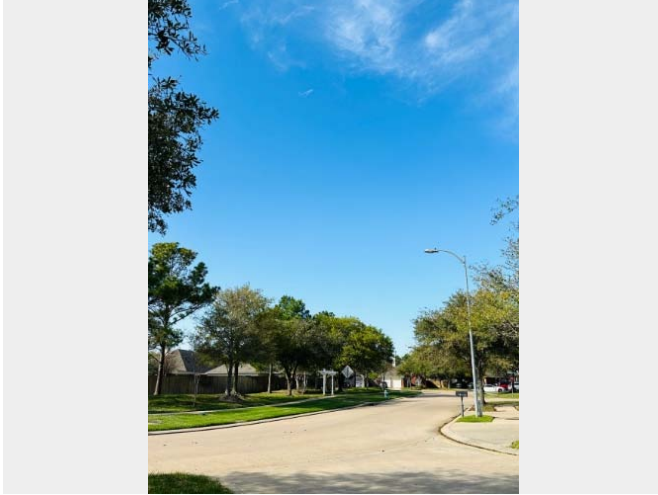


Side



Street

Subject Photos



Street

Listing Photos

L1 21522 Oak Arbor Way
Cypress, TX 77433



Front

L2 15327 Court Green Trl
Cypress, TX 77433



Front

L3 21915 Red Ashberry Trl
Cypress, TX 77433



Front

Sales Photos

S1 20603 Mauve Orchid Way
Cypress, TX 77433



Front

S2 20906 Ochre Willow Trl
Cypress, TX 77433



Front

S3 21134 N Yellow Bud Ct
Cypress, TX 77433



Front

ClearMaps Addendum

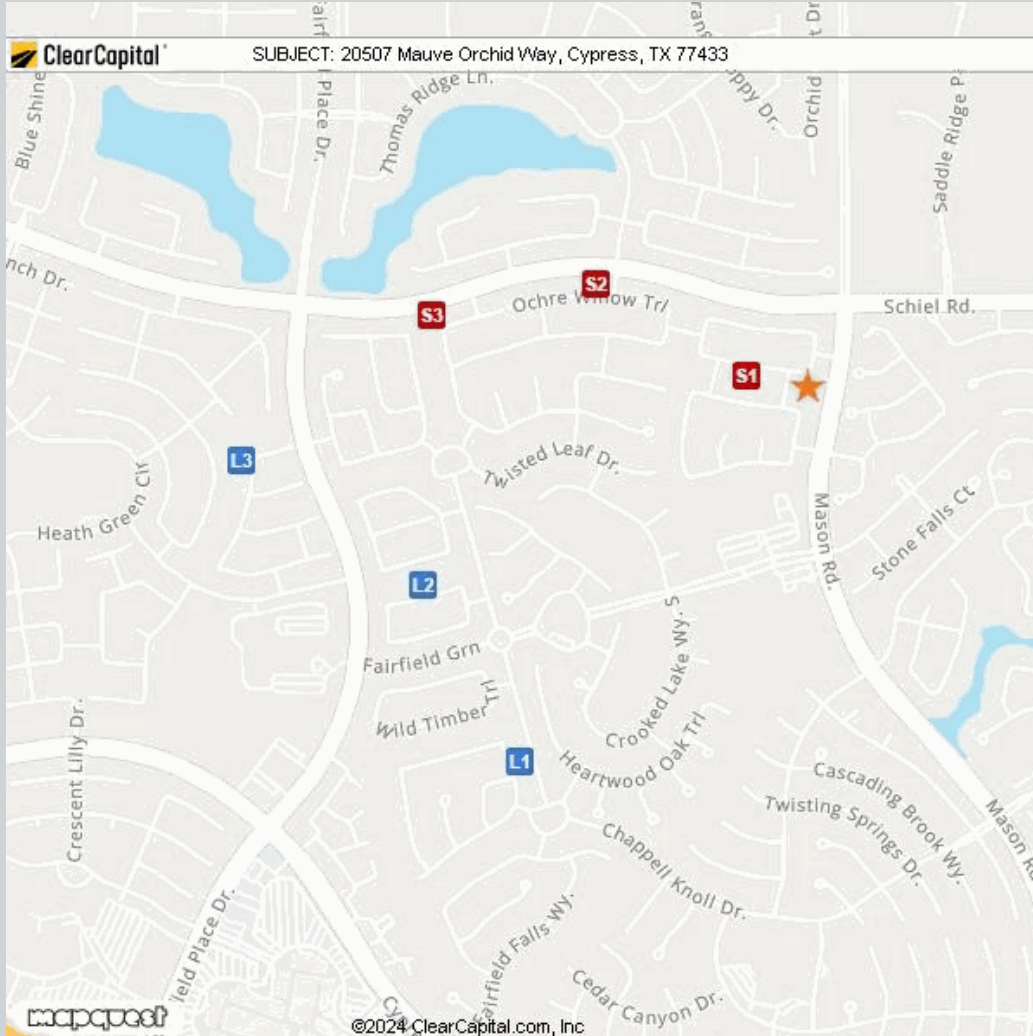
Address ★ 20507 Mauve Orchid Way, Cypress, TX 77433

Loan Number 55099

Suggested List \$357,346

Suggested Repaired \$357,346

Sale \$357,346



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	20507 Mauve Orchid Way, Cypress, TX 77433	--	Parcel Match
L1	Listing 1	21522 Oak Arbor Way, Cypress, TX 77433	0.70 Miles ¹	Parcel Match
L2	Listing 2	15327 Court Green Trl, Cypress, TX 77433	0.64 Miles ¹	Parcel Match
L3	Listing 3	21915 Red Ashberry Trl, Cypress, TX 77433	0.84 Miles ¹	Parcel Match
S1	Sold 1	20603 Mauve Orchid Way, Cypress, TX 77433	0.09 Miles ¹	Parcel Match
S2	Sold 2	20906 Ochre Willow Trl, Cypress, TX 77433	0.35 Miles ¹	Parcel Match
S3	Sold 3	21134 N Yellow Bud Ct, Cypress, TX 77433	0.56 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	THANH LE	Company/Brokerage	eXp Realty, LLC
License No	647876	Address	12107 Arbor Blue Ln Cypress TX 77433
License Expiration	10/31/2024	License State	TX
Phone	8329681456	Email	thanh.le.realestate@gmail.com
Broker Distance to Subject	3.94 miles	Date Signed	03/09/2024

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.