

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>         | 76 Side Kick Lane, Ringgold, GA 30736 | <b>Order ID</b>       | 8957697    | <b>Property ID</b> | 34657962 |
| <b>Inspection Date</b> | 10/06/2023                            | <b>Date of Report</b> | 10/06/2023 |                    |          |
| <b>Loan Number</b>     | 55420                                 | <b>APN</b>            | 00310-040  |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC         | <b>County</b>         | Walker     |                    |          |

### Tracking IDs

|                          |                      |                      |                      |
|--------------------------|----------------------|----------------------|----------------------|
| <b>Order Tracking ID</b> | 10.04.23 BPO Request | <b>Tracking ID 1</b> | 10.04.23 BPO Request |
| <b>Tracking ID 2</b>     | --                   | <b>Tracking ID 3</b> | --                   |

### General Conditions

|                                       |  |                           |  |
|---------------------------------------|--|---------------------------|--|
| <b>Owner</b>                          | Fessenden Joshua J Fessenden<br>Stacia N | <b>Condition Comments</b> | Subject is not visible from the public road. Subject is assumed to be in average condition with no repairs required. |
| <b>R. E. Taxes</b>                    | \$2,192                                  |                           |  |
| <b>Assessed Value</b>                 | \$97,901                                 |                           |  |
| <b>Zoning Classification</b>          | R-1                                      |                           |  |
| <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>                            | No                                       |                           |  |
| <b>Visible From Street</b>            | Not Visible                              |                           |  |
| <b>Road Type</b>                      | Public                                   |                           |  |

### Neighborhood & Market Data

|  |                                     |                              |   |
|--|-------------------------------------|------------------------------|---|
| <b>Location Type</b>                     | Rural                               | <b>Neighborhood Comments</b> | Located within an area of less densely populated of maintained homes, subject conforms. Subject is located in a neighborhood that has a mixture of styles, design, square footage, age, lot size, and property types. Seasonal marketing factors do not apply to the subject's market area. Concessions are typically on average 3-4% of the sales price. |
| <b>Local Economy</b>                     | Improving                           |                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$248,000<br>High: \$708,000   |                              |   |
| <b>Market for this type of property</b>  | Increased 3 % in the past 6 months. |                              |   |
| <b>Normal Marketing Days</b>             | <90                                 |                              |   |

### Current Listings

|                               | Subject                        | Listing 1                                       | Listing 2                                  | Listing 3 *             |
|-------------------------------|--------------------------------|---|--|-------------------------|
| <b>Street Address</b>         | 76 Side Kick Lane              | 187 Lazy Oak Tr                                 | 133 Southwood Cir                          | 4949 Cohutta Varnell Rd |
| <b>City, State</b>            | Ringgold, GA                   | Ringgold, GA                                    | Ringgold, GA                               | Cohutta, GA             |
| <b>Zip Code</b>               | 30736                          | 30736   | 30736                                      | 30710                   |
| <b>Datasource</b>             | Tax Records                    | MLS   | MLS  | MLS                     |
| <b>Miles to Subj.</b>         | --                             | 7.05 <sup>1</sup>                               | 7.88 <sup>1</sup>                          | 15.87 <sup>1</sup>      |
| <b>Property Type</b>          | SFR                            | SFR   | SFR  | SFR                     |
| <b>Original List Price \$</b> | \$                             | \$374,900                                       | \$425,000                                  | \$415,000               |
| <b>List Price \$</b>          | --                             | \$369,900                                       | \$399,000                                  | \$415,000               |
| <b>Original List Date</b>     |                                | 08/02/2023                                      | 05/05/2023                                 | 04/10/2023              |
| <b>DOM · Cumulative DOM</b>   | -- · --                        | 30 · 65   | 153 · 154                                  | 2 · 179                 |
| <b>Age (# of years)</b>       | 31                             | 50  | 27   | 26                      |
| <b>Condition</b>              | Average                        | 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>           | 2 Stories Contemporary         | 2 Stories Contemporary                          | 2 Stories Contemporary                     | 2 Stories Contemporary  |
| <b># Units</b>                | 1                              | 1   | 1  | 1                       |
| <b>Living Sq. Feet</b>        | 2,990                          | 2,400   | 2,600                                      | 2,724                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 3 · 1                      | 5 · 2 · 1                                       | 4 · 2 · 1                                  | 3 · 3                   |
| <b>Total Room #</b>           | 9                              | 10  | 9  | 8                       |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)              | Attached 2 Car(s)                               | Attached 2 Car(s)                          | Attached 2 Car(s)       |
| <b>Basement (Yes/No)</b>      | No                             | Yes   | No   | No                      |
| <b>Basement (% Fin)</b>       | 0%                             | 38%   | 0%   | 0%                      |
| <b>Basement Sq. Ft.</b>       | --                             | 921   | --   | --                      |
| <b>Pool/Spa</b>               | --                             | --  | --   | --                      |
| <b>Lot Size</b>               | 12.65 acres                    | 2.33 acres                                      | 0.34 acres                                 | 2.64 acres              |
| <b>Other</b>                  | Deck, Patio, Stoop, Open Porch | Out Building; Patio, Deck; Patio, Deck Covered; | Patio, Deck; Porch Covered; Porch Screened | Fence; Porch Covered    |

\* 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** Age inferior (+\$9000) Bedroom superior (-\$10,000) Bathroom inferior (+\$4000) Land inferior (+\$30,960) Basement superior (-\$9210) Total adjusted value \$394,650 MLS Comment: This immaculately cared for and tremendously loved all brick, colonial style 5 bedroom, 2.5 bath home has been their sanctuary. It's time for them to downsize, and as much as they hate to leave, they realize it's time to pass this TREASURE to another family. Sitting on the largest lot in the one lane, dead-end subdivision, (2.33 acres) you'll have plenty of space to play, garden, explore, or whatever you choose to do. Approximately 1 acre of the lot has a lush, well manicured yard. A covered deck in back overlooks the beautiful landscape, patio area, raised garden, nice outdoor storage building, and mature trees as far as your eyes can see, giving you that feeling of privacy that's rare in a subdivision. You'll find 3 bedrooms, 2 baths, living room, kitchen, breakfast nook, and dining area upstairs. The partially finished basement has 2 additional rooms with closets, half bath and laundry room. This finished space could serve as bedrooms for a teens or mother-in-law apartment. There's also room for storage or workshop in the 2-car garage which have electric openers.
- Listing 2** Bedroom superior (-\$5000) Land inferior (+\$36,930) Bathroom inferior (+\$4000) Total adjusted value \$435,830 MLS Comment: This home will impress you the moment you enter and view the high ceilings, beautiful hardwood and corner gas-log fireplace in the great-room. The separate dining room is adjacent to the kitchen and is ideal for entertaining or family gatherings. The eat-in kitchen features granite countertops, modern appliances and a butler's pantry. The huge master suite is located on the main level and has a walk-in closet, bay window and luxurious master bath with double sinks, jetted tub and separate shower. Upstairs you will find a quaint sitting area which could be used for office space. You will also find three large bedrooms and another full bath. The basement is partially finished and offers a fabulous rec-room and laundry room. There's nothing like sitting on the rocker style front porch and taking in the amazing scenery around you or you may choose to sit on the back screened porch or open deck. This home has a two car garage and lots of parking space in the driveway. The sellers have gone all out and have had a tankless water heater installed as well as a Generac natural gas generator, so you don't have to worry about being stranded without power.
- Listing 3** Bathroom inferior (+\$2000) Land inferior (+\$30,030) Condition superior (-\$40000) Total adjusted value \$407,030 MLS Comment: Newly remodeled 3 bedroom home with 2 additional flex spaces that could be used as 4th and 5th bedroom, office space, play room, or den! Upon entering this executive home, you will find added charm from the floor to ceiling gas fireplace in the living room to multiple wood accent walls. This mostly one-level home offers large rooms and vaulted ceilings in both the living room and master suite. Cozy up to the gas fireplace in the primary bedroom or relax in the large tub in its ensuite. Located on 2.64 acres, the curb appeal, quietness, and privacy add to the grandeur of the sprawling front porch with beautiful wood ceilings. The backyard is fenced in for your furry friends! This home has been meticulously maintained and completely remodeled awaiting your arrival.

### Recent Sales

|                        | Subject                        | Sold 1 *                                       | Sold 2                               | Sold 3                |
|------------------------|--------------------------------|--|--------------------------------------|-----------------------|
| Street Address         | 76 Side Kick Lane              | 206 Wood Terrace Rd                            | 143 Still Water Dr                   | 2306 Ringgold Rd      |
| City, State            | Ringgold, GA                   | Ringgold, GA                                   | Ringgold, GA                         | La Fayette, GA        |
| Zip Code               | 30736                          | 30736  | 30736                                | 30728                 |
| Datasource             | Tax Records                    | MLS  | MLS                                  | MLS                   |
| Miles to Subj.         | --                             | 0.39 <sup>1</sup>                              | 0.89 <sup>1</sup>                    | 3.75 <sup>1</sup>     |
| Property Type          | SFR                            | SFR  | SFR                                  | SFR                   |
| Original List Price \$ | --                             | \$415,000                                      | \$365,000                            | \$449,000             |
| List Price \$          | --                             | \$399,900                                      | \$365,000                            | \$429,000             |
| Sale Price \$          | --                             | \$399,900                                      | \$360,000                            | \$375,000             |
| Type of Financing      | --                             | Conventional \$4000                            | Conventional \$5000                  | Conventional          |
| Date of Sale           | --                             | 08/14/2023                                     | 02/09/2023                           | 12/27/2022            |
| DOM · Cumulative DOM   | -- · --                        | 22 · 56  | 27 · 27                              | 69 · 103              |
| Age (# of years)       | 31                             | 33   | 22                                   | 22                    |
| 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 Contemporary         | 2 Stories Traditional                          | 2 Stories Contemporary               | 2 Stories Traditional |
| # Units                | 1                              | 1  | 1                                    | 1                     |
| Living Sq. Feet        | 2,990                          | 2,965  | 2,973                                | 3,062                 |
| Bdrm · Bths · ½ Bths   | 3 · 3 · 1                      | 5 · 3  | 3 · 2                                | 5 · 3 · 1             |
| Total Room #           | 9                              | 10   | 7                                    | 11                    |
| Garage (Style/Stalls)  | Detached 2 Car(s)              | Attached 2 Car(s)                              | Attached 2 Car(s)                    | Attached 2 Car(s)     |
| Basement (Yes/No)      | No                             | Yes  | Yes                                  | No                    |
| Basement (% Fin)       | 0%                             | 36%  | 58%                                  | 0%                    |
| Basement Sq. Ft.       | --                             | 1,069  | 1,696                                | --                    |
| Pool/Spa               | --                             | --   | --                                   | --                    |
| Lot Size               | 12.65 acres                    | 3.43 acres                                     | 0.78 acres                           | 5 acres               |
| Other                  | Deck, Patio, Stoop, Open Porch | Invisible Fence; Patio, Deck; Porch Covered; P | Fence; Porch Covered; Porch Screened | Porch; Porch Screened |
| Net Adjustment         | --                             | +\$4,970                                       | +\$8,450                             | +\$5,750              |
| Adjusted Price         | --                             | \$404,870                                      | \$368,450                            | \$380,750             |

\* 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** Concession superior (-\$4000) Bedroom superior (-\$10,000) Bathroom inferior (+\$2000) Land inferior (+\$27,660) Basement superior (-\$10,690) Total adjusted value \$404,870 MLS Comment: charming 5-bedroom, 2 full bathroom, 2 half bathroom home for sale in Ringgold, GA. The welcoming covered front porch is just the beginning of possibilities to entertain and visit with your guests, while enjoying the gorgeous outdoor surroundings. Once inside the home, you are greeted with a warm open living room with a tall cathedral ceiling, a gas fireplace, and a beautiful large picture window. The open concept seamlessly blends the living room with the remodeled kitchen. The kitchen features lovely granite countertops, a granite topped island for extra storage and eating area, beautifully crafted cabinets, separate built-in bar top with built-in wine rack, a gas stove top and a fabulous double oven. This kitchen is equipped to make many amazing meals and memories. Wonderful ways to relax and unwind await you in the spacious master suite. You can choose between relaxing in front of a beautiful fireplace, with a solid wood mantel or indulging in a long soak in the jetted tub. The generous walk-in closet is conveniently located before the updated master bathroom, which includes a remarkable walk-in tiled shower and a double vanity. Across the living room are two additional bedrooms that share a Jack-n-Jill bathroom, each with separate vanities and spacious closets. French glass doors lead you out of the third bedroom and onto the spacious deck overlooking the tree-lined backyard. The laundry room off the kitchen offers additional storage with a large pantry and leads you downstairs to the finished basement. The basement features two bedrooms, a half bathroom, with a bonus room and an adorably finished kitchenette, making it perfect for a teenage or in-law suite.
- Sold 2** Concession superior (-\$5000) Age superior (-\$7200) Bathroom inferior (+\$2000) Land inferior (+\$35,610) Basement superior (-\$16,960) Total adjusted value \$368,450 MLS Comment: This is a well maintained home ready for a new owner. The house is on a large lot, in a quiet cul-de-sac, the newer driveway that leads you to the quaint rocking chair front porch! Inside is a spacious living room with two-story ceilings, custom built-in shelving, and a gas log fireplace. The living room opens up to the eat-in kitchen. The kitchen features solid surface countertops and custom-built cabinets. Off the kitchen is a large laundry room with a built-in pantry cabinet and access to the screened-in porch where you can enjoy the peaceful privacy fenced backyard! The main-level master bedroom boasts a large walk-in closet and en-suite! There are two additional bedrooms and a full bath on the main level! Part of the appeal of this home is there are two bonus rooms! Upstairs is a cozy loft that overlooks the living room. Many recent updates to the home: Roof replaced in 2018. Nov 2020-March 2021: Fenced in yard, new HVACs, smart security system and panel for all doors and most windows, new convection oven/stove, septic tank emptied, interior painted downstairs, new garbage disposal, new thermostats (smart in main room), new Toto Drake II toilets, and a whole house surge protector was added to the electrical panel.
- Sold 3** Age superior (-\$7200) Bedroom superior (-\$10,000) Land inferior (+\$22,950) Total adjusted value \$380,750 MLS Comment: This home has 2 master bedrooms, 2 complete kitchens, 2 laundry rooms. This home has 5 bedrooms, 3 full baths, 1 half bath sitting on 5 acres. with spring feed pond. Large living room with fireplace, open and screened front porch, large rear deck with hot tub. HOT TUB IS AS IS. Owner has not used in a couple years. 2 really large bedrooms. This home would be great for 2 families, in law suite, or older child . This home is a rare find in the beautiful North Georgia area

## Subject Sales & Listing History

|  |                            |                        |  |               |                    |                     |               |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        | <b>Listing History Comments</b>                    |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        | No Comments available. No listing history present. |               |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |  |               |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |  |               |                    |                     |               |
| <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> |

## Marketing Strategy

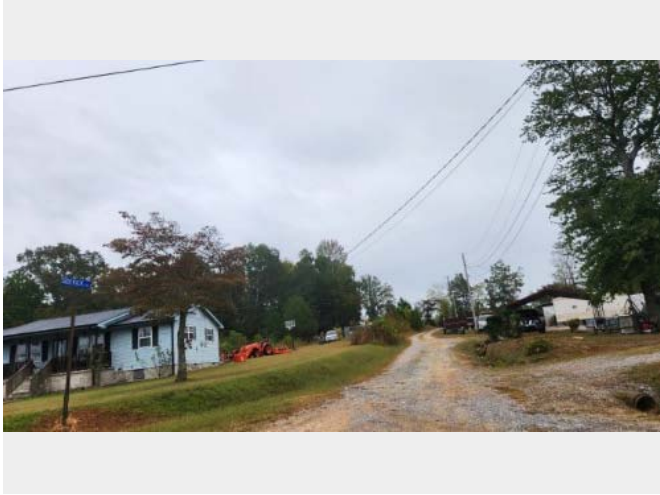
|  | <b>As Is Price</b> | <b>Repaired Price</b> |
|--|--------------------|-----------------------|
| <b>Suggested List Price</b>  | \$400,000          | \$400,000             |
| <b>Sales Price</b>   | \$390,000          | \$390,000             |
| <b>30 Day Price</b>  | \$375,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>   |                    |                       |
| <p>Address verification was not possible. Subject was verified from aerial tax records. Emphasis was placed on the most similar and when possible proximate comparables when determining value. The following search criteria were used when searching for comparables. The search radius was 25 miles around the subject with a GLA range of 2490 to 3490 and a sold date going back 12 months. The comps used are the best possible currently available comps within the search criteria and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Age, lot size, room count, and garage count were secondary considerations that were expanded were required to keep an emphasis on GLA, Sold Date, and Proximity. The comps used were the best and most similar comps available.</p> |                    |                       |

### 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.



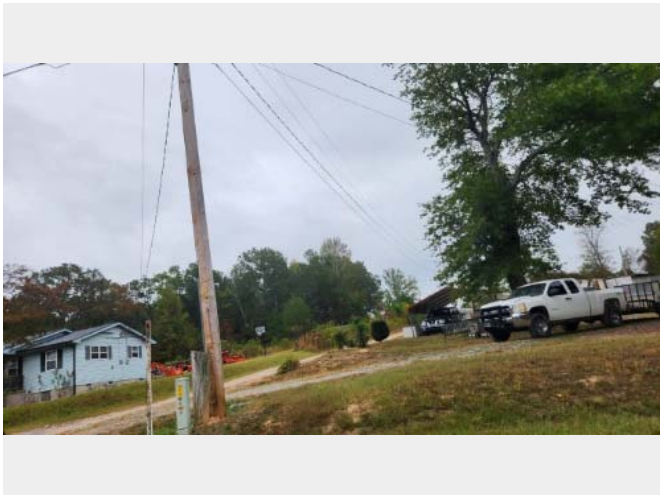
### Subject Photos



Front



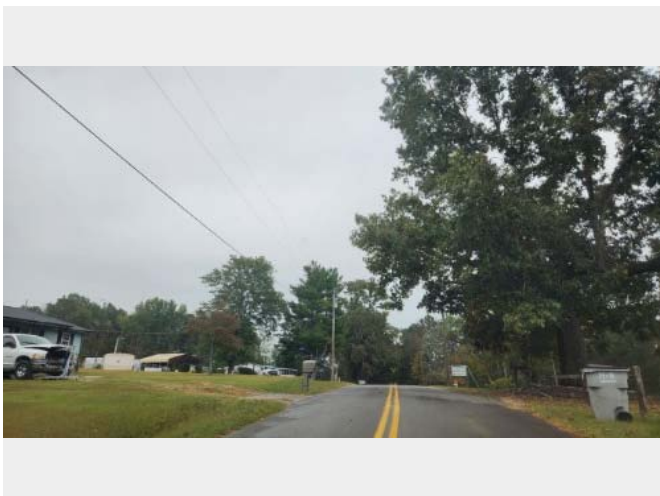
Address Verification



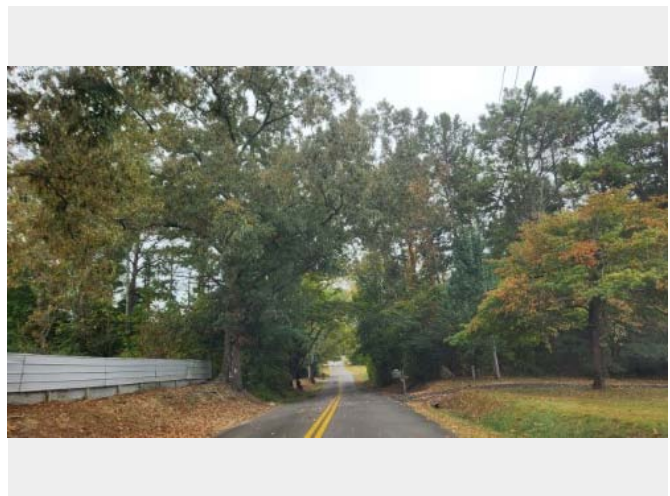
Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 187 Lazy Oak Tr  
Ringgold, GA 30736



Front

**L2** 133 Southwood Cir  
Ringgold, GA 30736



Front

**L3** 4949 Cohutta Varnell Rd  
Cohutta, GA 30710



Front

## Sales Photos

**S1** 206 Wood Terrace Rd  
Ringgold, GA 30736



Front

**S2** 143 Still Water Dr  
Ringgold, GA 30736



Front

**S3** 2306 Ringgold Rd  
La Fayette, GA 30728



Front

### ClearMaps Addendum

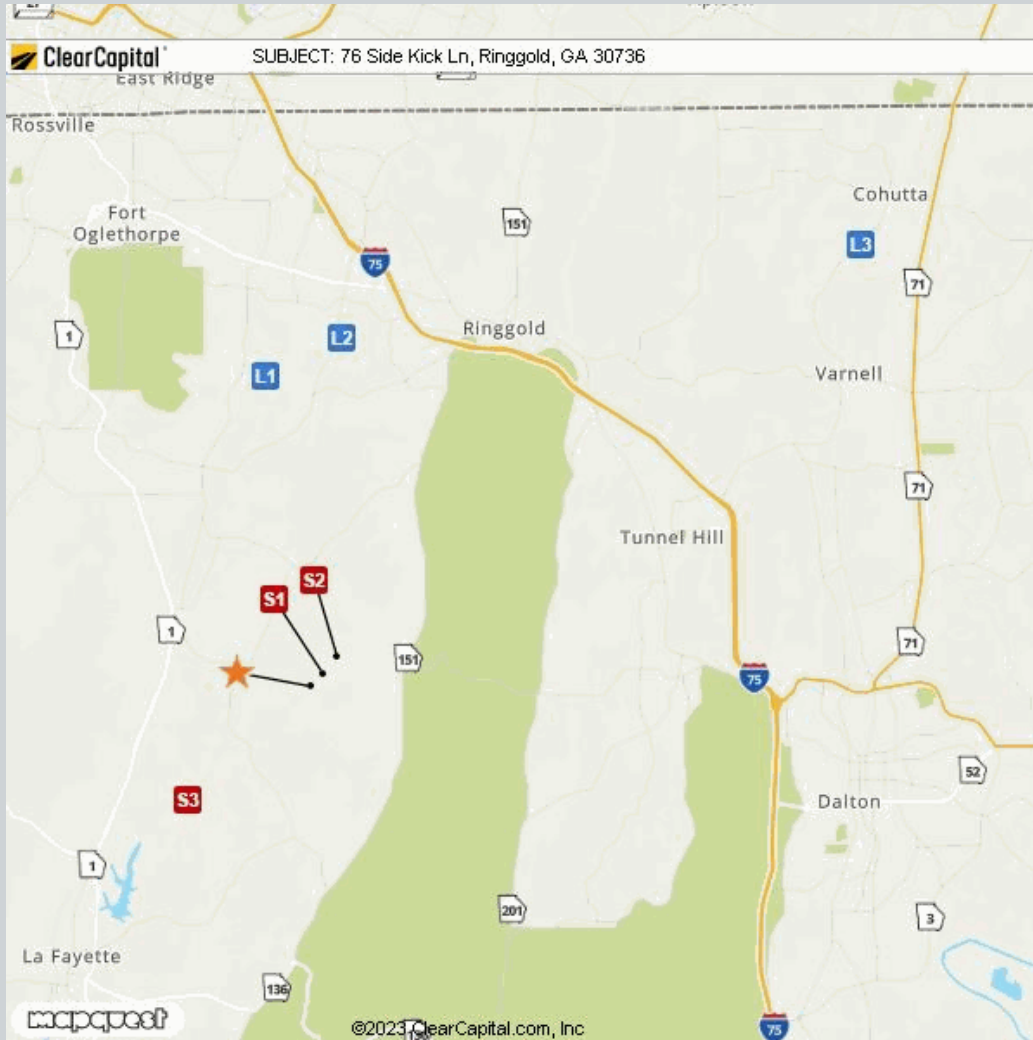
**Address** ★ 76 Side Kick Lane, Ringgold, GA 30736

**Loan Number** 55420

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$390,000



| Comparable   | Address                                    | Miles to Subject         | Mapping Accuracy        |
|--------------|--|--------------------------|-------------------------|
| ★ Subject    | 76 Side Kick Lane, Ringgold, GA 30736      | --                       | Parcel Match            |
| L1 Listing 1 | 187 Lazy Oak Tr, Ringgold, GA 30736        | 7.05 Miles <sup>1</sup>  | Parcel Match            |
| L2 Listing 2 | 133 Southwood Cir, Ringgold, GA 30736      | 7.88 Miles <sup>1</sup>  | Parcel Match            |
| L3 Listing 3 | 4949 Cohutta Varnell Rd, Cohutta, GA 30710 | 15.87 Miles <sup>1</sup> | Parcel Match            |
| S1 Sold 1    | 206 Wood Terrace Rd, Ringgold, GA 30736    | 0.39 Miles <sup>1</sup>  | Parcel Match            |
| S2 Sold 2    | 143 Still Water Dr, Ringgold, GA 30736     | 0.89 Miles <sup>1</sup>  | Parcel Match            |
| S3 Sold 3    | 2306 Ringgold Rd, La Fayette, GA 30728     | 3.75 Miles <sup>1</sup>  | Street Centerline 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>                | Michael S Wilson | <b>Company/Brokerage</b> | Shane Wilson Real Estate, LLC                    |
| <b>License No</b>                 | 259576           | <b>Address</b>           | 313 N. Selvidge St. Suite 101 Dalton<br>GA 30720 |
| <b>License Expiration</b>         | 03/31/2026       | <b>License State</b>     | GA   |
| <b>Phone</b>                      | 7065370234       | <b>Email</b>             | shane@pickshane.com                              |
| <b>Broker Distance to Subject</b> | 12.35 miles      | <b>Date Signed</b>       | 10/06/2023                                       |

*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.*

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