

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>	5133 W Cree Drive, Salt Lake City, UTAH 84120	<b>Order ID</b>	9050303	<b>Property ID</b>	34846224
<b>Inspection Date</b>	12/01/2023	<b>Date of Report</b>	12/04/2023		
<b>Loan Number</b>	55939	<b>APN</b>	14-36-251-006		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	12.1_BPO	<b>Tracking ID 1</b>	12.1_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	TREEHOUSE INVESTMENTS LLC	Subject home is currently on the MLS and photos MLS agent notes as well as current low list price indicate the home is in fair condition and needs updating. The exterior features and property appear generally maintained.
<b>R. E. Taxes</b>	\$2,625	
<b>Assessed Value</b>	\$383,600	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Contractor box on front door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$75,000	
<b>Total Estimated Repair</b>	\$75,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The neighborhood is generally an established area with the majority being single family detached housing. The location provides easy access to employment, recreational areas and typical suburban amenities. There are a total of 7 similar sold comps in the last year with only 4 of those sold in the last 6 months and no current similar active listings. Due to the lack of comps, it was necessary to expand search outside normal search criteria. Selected the absolute best and most similar that represents the subject home. There are no comps in similar condition as subject home, even after expan...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$421,500 High: \$505,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

The neighborhood is generally an established area with the majority being single family detached housing. The location provides easy access to employment, recreational areas and typical suburban amenities. There are a total of 7 similar sold comps in the last year with only 4 of those sold in the last 6 months and no current similar active listings. Due to the lack of comps, it was necessary to expand search outside normal search criteria. Selected the absolute best and most similar that represents the subject home. There are no comps in similar condition as subject home, even after expanding search quite a bit outside normal search criteria. Current list #1 is somewhat similar to subject condition, but is listed much higher.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5133 W Cree Drive	3719 S 4525 W	3664 S Ginny Dr	5509 W Deermeadow Cir
<b>City, State</b>	Salt Lake City, UTAH	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84120	84120	84128	84120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	1.20 <sup>1</sup>	1.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$465,000	\$469,900	\$508,500
<b>List Price \$</b>	--	\$449,900	\$469,900	\$499,900
<b>Original List Date</b>		10/20/2023	09/14/2023	09/12/2023
<b>DOM · Cumulative DOM</b>	-- · --	45 · 45	78 · 81	83 · 83
<b>Age (# of years)</b>	45	61	46	34
<b>Condition</b>	Fair	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,326	1,500	1,204	1,281
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	9	8	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	90%	100%	100%
<b>Basement Sq. Ft.</b>	1,326	1,316	1,280	1,148
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.23 acres	0.19 acres	0.22 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 1 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** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: 5 bedroom, 3 bathroom Rambler w/ walkout basement to covered patio updated kitchen. Raised garden beds cinder block fence, detached over sized garage extra wide drive way Newer roof, newer HVAC system. There are items that will not go FHA that seller does not want to deal with. See agent for details
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Move in ready! Beautifully remodeled and updated, this home features laminate wood throughout the main floor and brand new carpet, brand new fully renovated bathrooms done by licensed contractor! Bathroom on main floor offers a linen closet as a bonus! The home features new quartz countertops, and painted white cabinets and shows so well!! The backyard offers a shed, and a full RV parking, and a darling raised garden bed area that was just finished. Home shows so clean and has been so well loved! You feel it the moment you walk in! Welcome Home! \*\*UPDATES NOTED IN MLS DO NOT NECESSARILY REFLECT A BETTER CONDITION AS THESE UPDATES DO NOT APPEAR TO BE RECENT PER MLS PHOTOS.
- Listing 3** No concessions offered. Basement has 2 beds, 1 bath and family room. MLS remarks: Step into this inviting 5-bedroom residence, perfectly nestled in a tranquil cul-de-sac within a serene neighborhood. You'll be greeted by a generously sized front room, basking in the gentle glow of natural light streaming through a bay window. The kitchen is a true gem, boasting a spacious island, abundant shelving (including 12 convenient pull-out shelves), and an additional bar area for all your culinary needs. This kitchen is tailor-made for hosting and entertaining. On the main level, you'll discover a hallway and three bedrooms adorned with beautiful wood flooring. The primary bedroom is a spacious retreat, complete with a walk-in closet and its private en-suite bath, with yet another bay window pouring in natural light. Descend to the basement, where a roomy family room awaits, complete with a cozy fireplace. There are two additional bedrooms, a bathroom, and the potential for a full kitchen. Countertops, a sink, venting hood and cabinets are already in place; all it requires is a stove and a refrigerator to make it complete. The fully fenced backyard is a private oasis, offering a charming patio with a gazebo, extra parking space for your RV or recreational vehicles and a spacious shed for storage. Additionally, this home comes equipped with solar panels under a convenient lease arrangement, and the low monthly payments can be seamlessly transferred to the new homeowner. You'll be delighted to find that the monthly electricity bill is a budget-friendly \$20 or less. As a fantastic bonus, this home qualifies for a KeyBank lender credit of \$5,000. Don't miss the opportunity to make this outstanding property your new home. Sqft per county records, buyer to verify.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5133 W Cree Drive	3985 S Calico Way	3629 S Richfield Cir	4879 W 3235 S
<b>City, State</b>	Salt Lake City, UTAH	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84120	84120	84120	84120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.66 <sup>1</sup>	0.58 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$500,000	\$444,900	\$500,000
<b>List Price \$</b>	--	\$484,500	\$444,900	\$500,000
<b>Sale Price \$</b>	--	\$440,000	\$441,000	\$505,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	04/21/2023	11/22/2023	10/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	72 · 72	34 · 34	72 · 66
<b>Age (# of years)</b>	45	58	48	46
<b>Condition</b>	Fair	Average	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>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,326	1,343	1,252	1,403
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	9	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	100%	100%	90%
<b>Basement Sq. Ft.</b>	1326	1,351	1,040	1,403
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.24 acres	0.19 acres	0.22 acres
<b>Other</b>	NA	\$5250 pd conc	\$6000 pd conc	\$3000 pd conc
<b>Net Adjustment</b>	--	-\$60,515	-\$66,860	-\$88,665
<b>Adjusted Price</b>	--	\$379,485	\$374,140	\$416,335

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## Recent Sales - Cont.

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

- Sold 1** Concessions: \$5,250. Basement has 2 beds, 1 bath and family room. Add \$5000 carport only. Subtract \$5250 pd conc, \$40,000 better condition, \$20,265 bsmt % finished. MLS remarks: Price Improved. This amazing West Valley City single-family home is tucked away in a desirable and quiet neighborhood, yet is conveniently located close to shopping, dining, and entertainment. With easy to access Bangerter Hwy and the Mountain View Corridor, it is in the perfect location. When you step inside this charming home, you can immediately tell that it has good "bones", the perfect canvas to make your own. The bedrooms are generously sized and have lots of closet space. The two family rooms offer plenty of room to spread out and relax. There's also a separate entrance to the basement! When it comes to outdoor entertainment spaces, this home offers a nice large patio for entertaining, three sheds so, there's plenty of extra storage space for gardening tools, outdoor furniture, or whatever else you may need! Additionally, the yard is completely fenced in so you can relax knowing your furry friends (or children) will be safe playing in the backyard. The roof is BRAND NEW (Nov 2022) with a transferable warranty. This is an amazing opportunity if you are looking for a home that offers affordability and convenience. It is being sold as-is. Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer and buyer's agent to verify all information.
- Sold 2** Concessions: \$6,000. Basement has 3 beds, 1 bath and family room. Add 2590 sq ft up, \$5000 garage, \$7150 bsmt sq ft. Subtract \$6000 pd conc, \$60,000 condition, \$15,600 bsmt % fin. MLS remarks: MULTIPLE OFFERS RECEIVED, REVIEWING MONDAY AROUND 7PM. Beautiful Rambler style home with charm at every turn. With 6 BEDROOMS and a BASEMENT BATHROOM, this rambler offers plenty of space for a growing family, guests or renters. Stainless Steel APPLIANCES included. RECENTLY UPDATED BASEMENT. Nestled at the end of a CUL-DE-SAC, located in a convenient area of West Valley with freeway access and nearby shopping. Laminate flooring compliments the granite countertops. Fully Fenced with a Large Master Bedroom, complete with 2 closets. SELLER OFFERING 2 YEAR INTEREST RATE BUY-DOWN WITH FULL PRICE OFFERS! (CAN BE USED WITH YOUR PREFERRED LENDER) SEE PICTURE IN PHOTOS FOR DETAILS. 6th bedroom in basement has been used for a bedroom but does not have a window. Buyer to verify all info.
- Sold 3** Concessions: \$3,000. Basement has 3 beds, 1 bath and family room. Subtract \$3000 pd conc, \$60,000 condition, \$2695 sq ft up, \$21,045 bsmt % fin, \$1925 bsmt sq ft. MLS remarks: MULTIPLE OFFERS RECEIVED | HIGHEST AND BEST DUE | TUES| SEP 19 | 5:00PM. .Sale failed due to Finance, this is your second chance to get into this amazing home! Welcome to this beautiful and spacious all-brick rambler! Nestled in a peaceful and established neighborhood, this home is situated on a generous .22 acre lot. It offers everything you're looking for and more. Inside, you'll find a recently updated kitchen and dining area along with new flooring and fresh paint throughout the main floor. The convenience of a large laundry room with ample storage adds to the appeal. The main floor features a master bedroom with an ensuite, as well as two additional bedrooms. The updated full hall bath adds a touch of modernity. Downstairs, you'll discover three more bedrooms, a ¾ bath, a sizable storage room, and an impressive theater/family space. Not only does this home tick all the boxes, but it also boasts a prime location. You'll be just a stone's throw away from shopping, dining, movie theaters, and enjoy easy access to the freeway. Don't miss out on this fantastic opportunity to own your dream home in a quiet and convenient neighborhood. Visit us today!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>	Aspen Ridge Real Estate LLC			Home listed on 11/21/2023 at a low market value of \$299,900, then list price increased to \$361,000 most likely due to multiple offers noted per MLS remarks. Agent MLS Remarks: ***Multiple Offers Received*** Highest and Best offers are due by 10AM on 11/27/23. West Valley Investor Special! Solid House, Solid Bones! This is an amazing opportunity for someone to create some sweat equity. Most of the hard work has already been done. The home has been cleaned out and is ready for your vision. Great floor plan & layout. Amazing location! Phenomenal neighborhood. Located on a dead end street. This has the potential to be a really cute house. That handyman inside of you is screaming for this opportunity! Hurry fast! This one won't last long! Square footage figures are provided as a courtesy estimate only and were obtained from county records. Buyer is advised to obtain an independent measurement. Buyer & Buyer's Agent to verify all listing information. Seller has never resided in the home. Seller is part owner of the listing brokerage, but is not a licensed agent.			
<b>Listing Agent Name</b>	Joshua Duke Black						
<b>Listing Agent Phone</b>	801-688-1108						
<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>
11/21/2023	\$299,900	11/27/2023	\$361,000	Pending/Contract	11/27/2023	\$361,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$391,900	\$465,900
<b>Sales Price</b>	\$390,000	\$465,000
<b>30 Day Price</b>	\$360,000	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based on recently sold comps minus paid concessions (if any paid) and taking into consideration current active listings including days on market as well as adjustments for finished basements, paid concessions and square footage differences. Over the last year, the buyer pool was stagnant with higher interest rates. Homes that were available had multiple price drops and higher days on market. We are starting to see a slight shift back to stable values and more buyers looking, however home inventory is still very low.		

## 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



Street



Other

## Listing Photos

**L1** 3719 S 4525 W  
West Valley City, UT 84120



Front

**L2** 3664 S Ginny Dr  
West Valley City, UT 84128



Front

**L3** 5509 W Deermeadow Cir  
West Valley City, UT 84120



Front

## Sales Photos

**S1** 3985 S Calico Way  
West Valley City, UT 84120



Front

**S2** 3629 S Richfield Cir  
West Valley City, UT 84120



Front

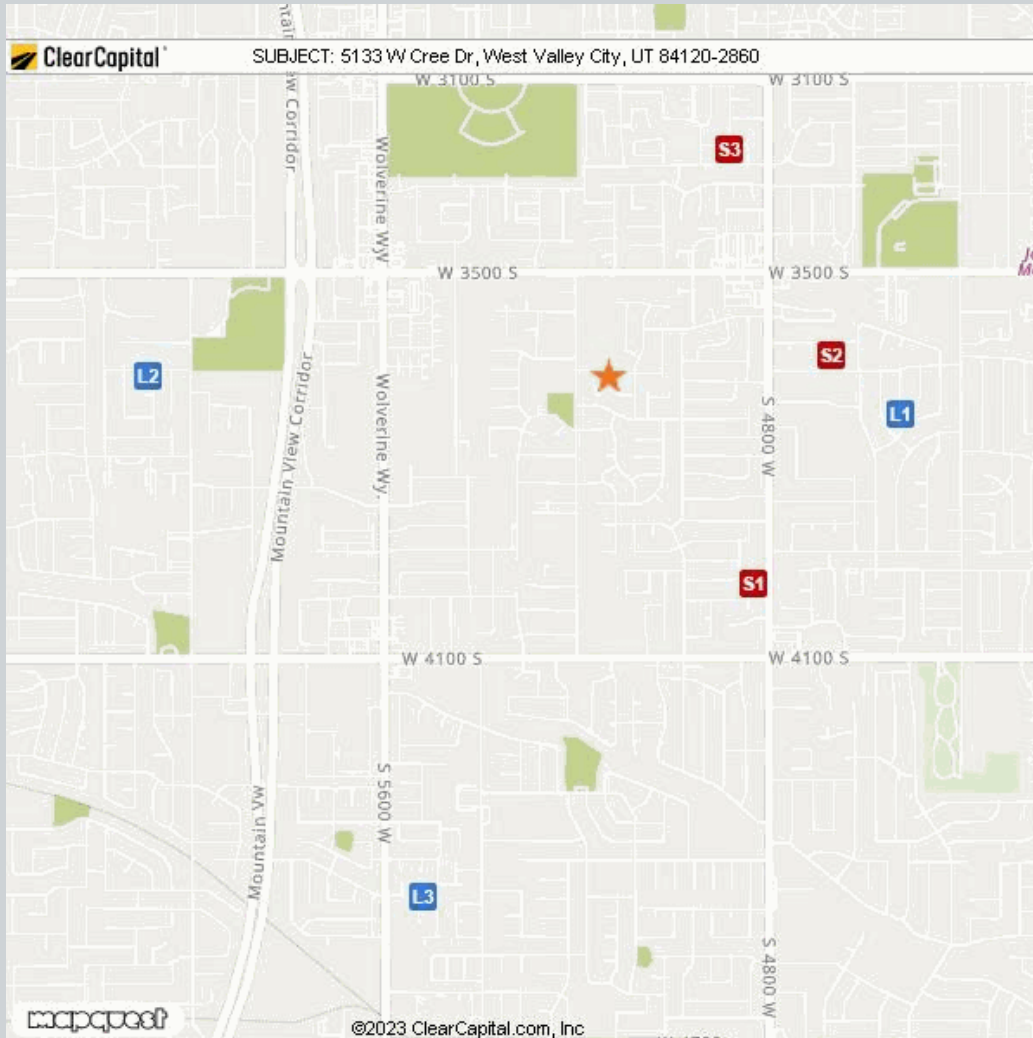
**S3** 4879 W 3235 S  
West Valley City, UT 84120



Front

## ClearMaps Addendum

**Address** ★ 5133 W Cree Drive, Salt Lake City, UTAH 84120  
**Loan Number** 55939      **Suggested List** \$391,900      **Suggested Repaired** \$465,900      **Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5133 W Cree Drive, Salt Lake City, Utah 84120	--	Parcel Match
L1 Listing 1	3719 S 4525 W, West Valley City, UT 84120	0.76 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3664 S Ginny Dr, West Valley City, UT 84128	1.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5509 W Deermeadow Cir, West Valley City, UT 84120	1.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3985 S Calico Way, West Valley City, UT 84120	0.66 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3629 S Richfield Cir, West Valley City, UT 84120	0.58 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4879 W 3235 S, West Valley City, UT 84120	0.67 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>	Robyn Moody	<b>Company/Brokerage</b>	Salt Lake REO w/Stratus Real Estate
<b>License No</b>	6238053-SA00	<b>Address</b>	8962 S Duck Ridge Way West Jordan UT 84081
<b>License Expiration</b>	06/30/2024	<b>License State</b>	UT
<b>Phone</b>	8015668288	<b>Email</b>	Robyn@SaltLakeREO.com
<b>Broker Distance to Subject</b>	7.29 miles	<b>Date Signed</b>	12/04/2023

*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.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**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.**