

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	4522 Westchase Circle, Grapevine, TX 76051	Order ID	9162800	Property ID	35090411
Inspection Date	02/15/2024	Date of Report	02/15/2024		
Loan Number	56373	APN	05624738		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	2.14_BPO	Tracking ID 1	2.14_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	HOWARD LOFTIN	Condition Comments The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.
R. E. Taxes	\$3,100	
Assessed Value	\$504,716	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$451000 High: \$710000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4522 Westchase Circle	4320 Bradford Dr	3002 Honey Locust Dr	1909 New Haven Road
City, State	Grapevine, TX	Grapevine, TX	Eules, TX	Grapevine, TX
Zip Code	76051	76051	76039	76051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.72 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,900	\$549,900	\$589,000
List Price \$	--	\$545,000	\$549,900	\$589,000
Original List Date		08/18/2023	01/24/2024	01/03/2024
DOM · Cumulative DOM	-- · --	166 · 181	4 · 22	3 · 43
Age (# of years)	38	37	21	32
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,522	2,452	2,300	2,689
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	8	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.20 acres	0.14 acres	0.26 acres
Other	--	Covered Patio, Porch, Rain Gutters, Lighting,	Covered Patio, Porch, Rain Gutters	Rain Gutters, Private Yard, Storage

* Listing 1 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: *Motivated Seller, will look at any offer* *Attends the highly acclaimed Grapevine Elementary* Stunning home with lush landscaping and mature trees in Grapevine's Glade Crossing community, minutes from shopping, dining, and DFW Airport! Inside, this flowing floor plan boasts a spacious living room, a formal dining room, and a den with a warm wood-burning fireplace and a wall of built-ins. The updated kitchen offers ample storage and counter space and opens to the breakfast area. The peaceful primary suite hosts soaring ceilings and an ensuite with dual sinks, a garden tub, a glass shower, and expansive closet space. Three nicely-appointed secondary bedrooms and a shared bathroom complete the interior of this beautiful home. Relax on the expansive covered patio or play in the yard under the tree canopy. Great backyard storage.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Beautifully well-maintained, one-owner home in a cozy neighborhood that feeds into the highly sought-after Grapevine-Colleyville ISD! With quick access to highways and minutes from DFW airport, this property offers convenience to frequent travelers, families looking for an award-winning school district, and everyone in between. Looking for a home with upgrades? Look no further! This home boasts many, including wood and tile flooring, granite countertops and stainless steel appliances in the kitchen, plantation shutters, thick crown molding, an extended covered patio, and a tankless water heater to keep you comfortable during those sporadic Texas cold fronts! After combining both interior and exterior features, this home has everything that you're looking for. Stop by and take a look today!
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: This 1992 Drees home has so many good things going for it! Layout feels like living spaces down, sleeping up. FLOOR1- Grand Foyer, Formal Living, Dining, Study (built-ins & French Doors), Den, KIT & Nook. FLOOR2- Giant Primary & ensuite bath, 2 Beds & Full Bath & Gamerm. These sellers have taken great care of this home and it shows! MAJOR UPDATES: Powder bath remodeled Dec 2023 - Roof & Gutters 2022 - ENG HARDWOODS thru foyer, formal dining & kitchen in 2021 - Windows replaced 2021 (lifetime warr) - 4in Plantation Shutters - Carpets replaced 2020 - Exterior paint in 2017 - HVAC's replaced 2016-17. Big kitchen: GRANITE ISLAND, 42-in solid wood cabinets, elec cooktop, all apps replaced in the last 5 yrs. Lots of storage, FLOORED ATTIC, outdoor shed. Fish pond installed by original owner. Improved stone walk-ways & landscape. Patio Deck re-stained Dec 2023. Close to major food & shopping; Hwys 121-114-635-360-183; 5 min to DFW Airport. GCISD! Includes 1 YR membership to Grapevine REC.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4522 Westchase Circle	4300 Bradford Dr	4506 Copperfield Dr	4323 Windswept Ln
City, State	Grapevine, TX	Grapevine, TX	Grapevine, TX	Grapevine, TX
Zip Code	76051	76051	76051	76051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.25 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$565,000	\$475,000	\$650,000
List Price \$	--	\$550,000	\$475,000	\$639,000
Sale Price \$	--	\$535,000	\$487,500	\$625,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	12/13/2023	01/26/2024	09/28/2023
DOM · Cumulative DOM	-- · --	87 · 115	2 · 21	91 · 98
Age (# of years)	38	37	39	35
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,522	2,338	1,878	2,982
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.36 acres	0.20 acres	0.17 acres
Other	--	Covered Patio, Porch	Deck, Rain Gutters	Covered Patio, Porch
Net Adjustment	--	\$0	\$0	-\$88,000
Adjusted Price	--	\$535,000	\$487,500	\$537,000

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

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

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

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

Recent Sales - Cont.

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

- Sold 1** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Welcome to your dream home nestled on an expansive lot adorned with lush trees, ensuring tranquility and seclusion. This charming 3-bedroom, 3-bathroom residence, lending a fresh and modern feel to its interiors. Situated conveniently close to DFW airport, travel becomes a breeze, while the allure of this serene abode remains intact. Step outside and you will find a delightful deck area for outdoor gatherings or simply relishing in the beauty of your surroundings. Adding to the allure is a versatile shed that opens the door to countless possibilities – use it as a workshop, studio, or storage space, the choice is yours! This home harmonizes nature, convenience, and creativity, offering you a unique and delightful living experience.
- Sold 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Experience privacy and convenience in this delightful Grapevine residence. Situated on a cul-de-sac, this home sits on a corner lot and backs up to a large neighborhood park. Enjoy the convenience of this sought-after location within the prestigious Grapevine-Colleyville school district with easy access to major highways. This home offers 3 bedrooms, 2 full and 1 half bathrooms, along with two living areas and a dedicated space for an office or bonus room. The spacious primary bedroom includes an ensuite bath featuring dual sinks, a separate shower and soaking tub, and a walk-in closet. Updates to the kitchen and all bathrooms provide a modern yet comfortable charm to this open concept home, while the dual zoned HVAC systems ensure optimal comfort year-round. Wander the neighborhood's well-maintained sidewalks for leisurely evening strolls or unwind in the landscaped backyard with ample grass space and a stone patio beneath large shade trees. Your dream home awaits!
- Sold 3** -88000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautifully updated home in the highly sought-after Grapevine Colleyville ISD! Nestled in the quaint Glade Crossing Community, you will find your new forever home. The attention to detail is evident throughout, with crown molding adorning the ceilings, and gorgeous wood floors, adding a touch of warmth. The kitchen boasts an extended granite island, a built in desk, tons of counter space, and new appliances. This open concept living area, is perfect for entertaining with the 2 living areas and a flex room that would be a great workout room or 5th bedroom. An added bonus, is the new roof, new windows throughout, and new carpet, along with fresh paint. Enjoy the private oasis that awaits you outside. Relax on the covered patio, where you can bask in the beauty of your surroundings while enjoying a cool breeze. GREAT location! Close to shopping, restaurants, DFW Airport, and in walking distance to the Grapevine community pool which is available to anyone.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the subject property.			
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	\$535,900	\$535,900
Sales Price	\$535,000	\$535,000
30 Day Price	\$530,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in the subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</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 4320 Bradford Dr
Grapevine, TX 76051



Front

L2 3002 Honey Locust Dr
Euless, TX 76039



Front

L3 1909 New Haven Road
Grapevine, TX 76051



Front

Sales Photos

S1 4300 Bradford Dr
Grapevine, TX 76051



Front

S2 4506 Copperfield Dr
Grapevine, TX 76051



Front

S3 4323 Windswept Ln
Grapevine, TX 76051



Front

ClearMaps Addendum

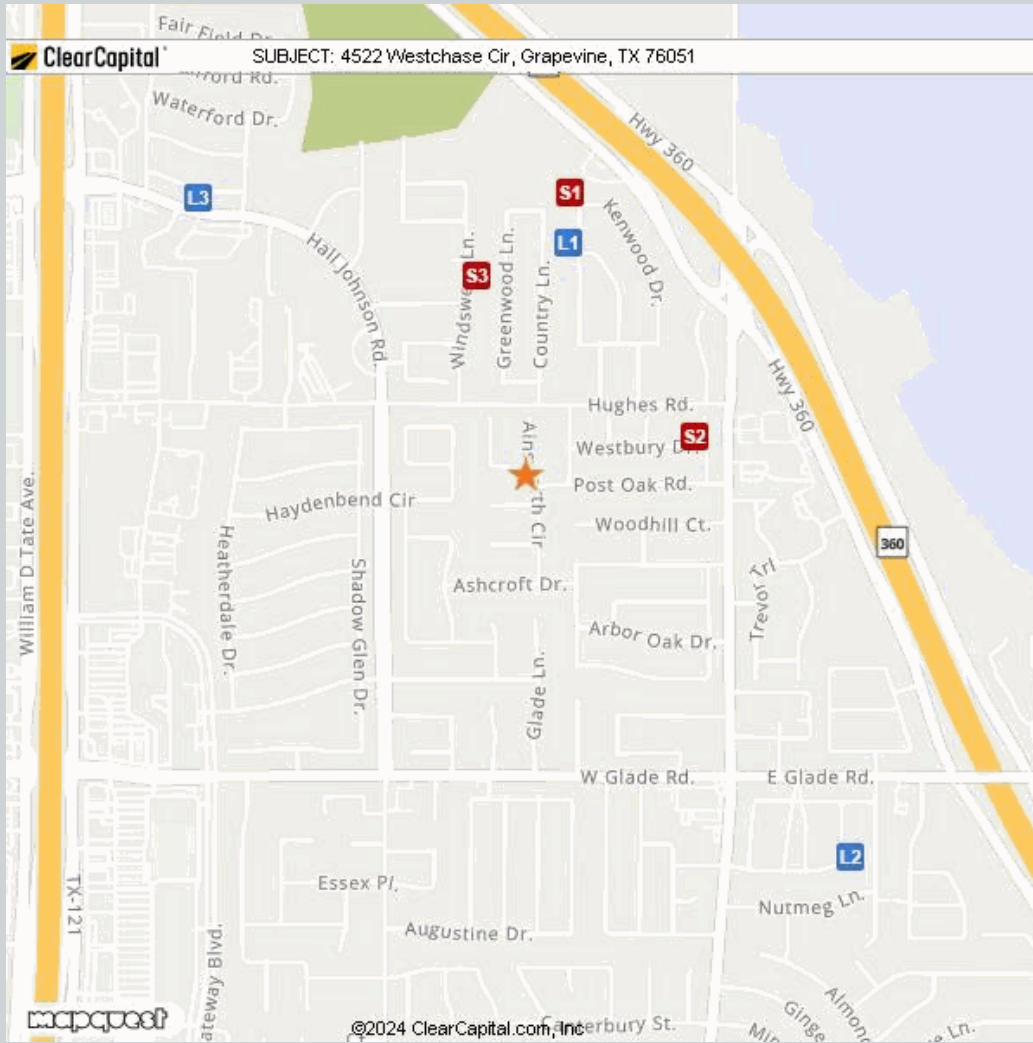
Address ★ 4522 Westchase Circle, Grapevine, TX 76051

Loan Number 56373

Suggested List \$535,900

Suggested Repaired \$535,900

Sale \$535,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4522 Westchase Circle, Grapevine, TX 76051	--	Parcel Match
L1 Listing 1	4320 Bradford Dr, Grapevine, TX 76051	0.34 Miles ¹	Parcel Match
L2 Listing 2	3002 Honey Locust Dr, Euless, TX 76039	0.72 Miles ¹	Parcel Match
L3 Listing 3	1909 New Haven Road, Grapevine, TX 76051	0.62 Miles ¹	Parcel Match
S1 Sold 1	4300 Bradford Dr, Grapevine, TX 76051	0.41 Miles ¹	Parcel Match
S2 Sold 2	4506 Copperfield Dr, Grapevine, TX 76051	0.25 Miles ¹	Parcel Match
S3 Sold 3	4323 Windswept Ln, Grapevine, TX 76051	0.30 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2026	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	12.39 miles	Date Signed	02/15/2024

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.