

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	7405 Rolling Oaks Drive, Winston, GA 30187	Order ID	9601505	Property ID	35919528
Inspection Date	09/09/2024	Date of Report	09/09/2024		
Loan Number	56844	APN	00900250020		
Borrower Name	Catamount Properties 2018 LLC	County	Douglas		

Tracking IDs					
Order Tracking ID	9.6_CitiAgedBPO	Tracking ID 1	9.6_CitiAgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$4,758	SUBJECT PROPERTY IS A 2 STORY STYLED HOME LOCATED WITHIN AN ESTABLISHED DEVELOPMENT. SUBJECT PROPERTY APPEARS TO HAVE BEEN MAINTAINED WITH NO VISIBLE REPAIRS DETECTED.	
Assessed Value	\$178,360		
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	
Local Economy	Stable	SUBJECT PROPERTY IS LOCATED WITHIN AN ESTABLISHED SUBURBAN DEVELOPMENT THAT REFLECTS A SELLERS MARKET.	
Sales Prices in this Neighborhood	Low: \$207960 High: \$411600		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7405 Rolling Oaks Drive	3658 Mason Ridge Dr	3725 Falls Trl	3796 Mason Ridge Dr
City, State	Winston, GA	Winston, GA	Winston, GA	Winston, GA
Zip Code	30187	30187	30187	30187
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.98 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$460,000	\$455,000	\$465,000
List Price \$	--	\$460,000	\$455,000	\$465,000
Original List Date		06/19/2024	08/28/2024	05/20/2024
DOM · Cumulative DOM	-- · --	81 · 82	11 · 12	111 · 112
Age (# of years)	21	29	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 TRADITIONAL	2 Stories Colonial	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,365	3,155	3,515	2,582
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 3 · 1	5 · 4 · 1	5 · 3 · 1
Total Room #	7	7	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	2,255	--	--	--
Pool/Spa	--	--	--	Spa - Yes
Lot Size	1.01 acres	0.98 acres	0.46 acres	0.93 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE

* 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** Pride-of-ownership Is Everywhere You Turn In This Clean And Classy 4-bedroom, 3.5 Home. Plenty Of Room For Everyone To Spread Out And Have Some Privacy Here. Formal Living And Dining Rooms And Beautiful Island Kitchen That Is Open To The Breakfast Area Family Room. Upstairs Features 4 Bedrooms And 2 Full Baths With Spacious Ownercos Suite With Tray Ceiling, His & Her Closets And Luxurious Bath With Whirlpool Tub, Custom Vanity, And Separate Shower. The Terrace Level Is Ideal For Playroom Or Man Cave And Features Full Bath, Possible 5th Bedroom, And Has A Large Unfinished Room For Storage Or Workshop And Walks Out The To The Patio And Private And Shady Backyard. Lots Of Great Features, Including Beautiful Oak Floors, Tray Ceilings, Updated Stainless Steel Appliances, Updated Architectural Roof, Tankless Water Heater, Trex Decking, Granite Counters, Trane 18 Seer Hvac, And Much More. .98-acre Corner Lot With Bermuda Sod And Gorgeous Ornamentals That Is Just A Short Walk To The Neighborhood Amenities. The Huge, Level Side Yard Is Perfect For The Frisbee, Ball Games, Or Other Outdoor Activities And The Most Unique Crock Chairc That Was Hauled In And Set In The Front Yard. Superior, Shady Privacy On The Large Deck That Will Accommodate Your Outdoor Furniture Set. Oversize Garage With Ample Room For Shelves Or Workbench Plus Climate Controlled Walk-in Storage Room Upstairs. With Its High Quality Of Life, Excellent Access To Job Centers, Travel Routes, And First-class Amenities, Douglas County Has Become One Of The Top Places To Live In Metro Atlanta. Very Good Public Schools, And Lots Of Recreational Activities Like Cochran Mill Park, Dog River Reservoir, The V-plex, Boundary Waters Aquatic Center, Lots Of Great Golf Courses, The Brand-new Douglasville Town Green & Amphitheater, And So Much More. The Falls At Mason Creek Is A Great Place To Call Home. Friendly Neighborhood With Playground, Covered Pavilion, 2 Lighted Tennis Courts, And Pool. Stainless Steel Refrigerator, Washer And Dryer, And Safe Are Included! You Are Going To Love It Here, I Promise!
- Listing 2** Finally! Just What You Have Been Searching For, A Beautiful Large Home With Space For Everyone. Walk Through The Front Door Into The Bright Entry And You Will Find A Formal Dining Room On Your Right And A Formal Sitting Room Or Home Office On Your Left. Step Forward Into The Stunning Two Story Fireside Family Room With Abundant Natural Light Open To The Kitchen And Breakfast Room. A Large Bedroom With Its Own Ensuite Bath Completes This Fantastic First Floor. Upstairs You Will Find The Large Master Bedroom Suite With A Spa-like Bath, And Two Bright Guest Bedrooms And Another Guest Bath. Saving The Best For Last, The Envable Basement That Features A Full Apartment With A Kitchen, Bed, Full Bath, Large Living Area, And Even A Theater Room With A Built-in Screen! The Backyard Is A Lovely Oasis With A Large Deck. Neighborhood Amenities Include A Swimming Pool, Tennis Courts, Playground, And Even A Nature Trail. All This And At A Convenient Location Just Minutes Off Of I-20, Nestled In Douglas County's Most Sought After School District, And At The Best Price In The Neighborhood. Hurry And Call Us For Your Private Showing Today!
- Listing 3** Welcome To This Wonderful Home Nestled On A Generous 0.93-acre Private And Peaceful Lot! Located On A Parklike Cul-de-sac, This Property Boasts New Landscaping And A Charming Front And Side Covered Rocking Chair Porch, Setting A Warm Tone From The Moment You Arrive. Inside, You'll Discover An Abundance Of Bright And Airy Living And Entertaining Space, Perfect For Hosting Gatherings Or Simply Enjoying Everyday Life. Step Onto Gleaming Hardwood Floors And Admire The Custom Blinds And Ample Closet Space Throughout. The Large Kitchen, Complete With A Breakfast Bar And Table Space, Flows Seamlessly Into The Family Room, Where A Cozy Fireplace Awaits. Indulge In The Elegance Of The Formal Dining Room With A Striking Tray Ceiling That Is Sure To Impress Your Guests. Additionally, A Separate Formal Living Room Adds Another Touch Of Sophistication To This Amazing Home. For Added Convenience And Comfort, The Lower Level Boasts A Daylight In-law Suite, Complete With A Kitchenette, Fireplace, Bedroom, And Full Bath-handicap Accessible And Ready To Accommodate Guests Or Extended Family, With The Bonus Of A Pool Table Staying For Your Enjoyment. The Primary Ensuite Is A Retreat In Itself, Featuring An Oversized Layout, Tray Ceiling, Walk-in Closet, And Spa-like Bath For Ultimate Relaxation. Enjoy The Outdoors Year-round With A Screened-in Porch, Custom Deck, And Fenced Brick Patio, All Overlooking The Fenced Backyard-an Ideal Space For Both Pets And Kids To Play Safely. Additionally, This Home Features Three Hvac Units, All Efficiently Managed By Nest Thermostats. Peace And Tranquility Abound In This Quiet Neighborhood, Complemented By Amenities Such As Trails Just Steps Away, A Community Pool, 2 Tennis Courts, And A Playground. With Easy Access To I-20, Reaching Downtown Is A Breeze, And An Upscale Movie Studio Is Set To Enhance The Area's Appeal. Don't Miss Your Chance To Experience The Perfect Blend Of Luxury, Convenience, And Community In This Sought-after Neighborhood-schedule Your Showing Today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7405 Rolling Oaks Drive	4100 Maple Crest Ct	6724 Pin Oak Dr	3707 Falls Trl
City, State	Winston, GA	Winston, GA	Douglasville, GA	Winston, GA
Zip Code	30187	30187	30135	30187
Datasource	Public Records	Public Records	MLS	MLS
Miles to Subj.	--	0.09 ¹	1.43 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$515,000	\$395,000	\$400,000
List Price \$	--	\$515,000	\$395,000	\$400,000
Sale Price \$	--	\$515,000	\$395,000	\$400,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	04/30/2024	01/05/2024	10/23/2023
DOM · Cumulative DOM	-- · --	25 · 29	80 · 80	19 · 19
Age (# of years)	21	21	35	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 TRADITIONAL	2 Stories Traditional	2 Stories Cape Cod	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,365	2,895	3,825	3,130
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 3	4 · 3 · 1	5 · 3 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	100%	100%	0%
Basement Sq. Ft.	2255	1,452	987	--
Pool/Spa	--	--	--	--
Lot Size	1.01 acres	1.15 acres	1.12 acres	0.49 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	+\$25,410	-\$24,380	+\$12,455
Adjusted Price	--	\$540,410	\$370,620	\$412,455

* 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** 4 Bedroom Home In A Quiet Neighborhood On Over 1 Acre Lot With Woods. This 4 Sided Brick Home Has A Large Deck And Two Driveways To Access The Lower In-law Quarters Which Has Two Private Rooms With A Full Kitchen, Bathroom, Washer And Drying Hookups. Upstairs 3 Carpeted Bedrooms Have A Full Jack And Jill Bath With A Loft And Plenty Of Closet Space. The First Floor Entrance Has The Master Room And Bath With Jetted Tub. Hardwood Floors On The Main Floor Are Included In The Den, While The Kitchen Is Tiled. Stainless Steel Appliances Encircle This Spacious Eat In Kitchen. With Easy Access To The Subdivision Entrance, This Is A Must See Home.
- Sold 2** Welcome To This Amazing Douglasville Home! With So Many Sought-after Features, This Home Is An Absolute Winner. It Checks All The Wish List Items, Including Curb Appeal, Character, Lot Size, A Finished Basement, And Location! It Has A Rare And Highly Desirable, Master On The Main Level With A Huge Sitting Area. The Secondary Rooms Are All Spacious With Large Walk-in Closets And There Is A Jack & Jill Bathroom On The 2nd Floor. The Main Kitchen Is Open And Airy With All Stainless Steel Appliances And Granite Countertops. There Is Also A 2d Kitchen, A Separate Formal Dining Room, Breakfast Area, And Den With A Gas Fireplace. This Home Has Space Galore! It Has Lovely Hardwood Floors On The Main Level And There Is Also A Central Vacuum System Installed. The Outside Of The Home Is Just As Impressive And Expansive As The Inside. There Is A Screened Sunroom, Fenced Backyard, Garden Area, Pond, Storage Building, Stone Pavers And The Home Is Nestled On 1+ Acres. This One Is Truly A Gem! Schedule Your Exclusive Showing Today!
- Sold 3** Welcome To This Captivating 5-bedroom, 3.5-bathroom Home Nestled In The Beautiful Community Of The Falls At Mason Creek. As You Step Through The Front Door, You'll Be Greeted By A Gorgeous 2-story Foyer That Offers Gleaming Hardwood Floors. This Home Boasts A Versatile Floor Plan That Is Perfect For Both Daily Living And Entertaining Guests. The Main Level Offers A Formal Living Room, Dining Room, Family Room And A Chefs Kitchen. Upstairs, A Haven Of Comfort And Tranquility Awaits With Five Generously Sized Bedrooms And Three Full Bathrooms. The Primary Suite Is A True Retreat, Boasting Elegant Tray Ceilings, A Spacious Walk-in Closet, And Double Doors That Open To The Luxurious Ensuite Bath, Complete With A Soaking Tub And Separate Shower. Convenience Is Key, As The Laundry Room Is Thoughtfully Located On The Upper Level, Simplifying Daily Chores. One Of The Standout Features Of This Home Is The Four-season Glassed-in Patio, Accessible From The Kitchen. This Inviting Space Allows You To Enjoy The Beauty Of Your Backyard Year-round, Whether You're Sipping Morning Coffee Or Hosting An Evening Gathering. Don't Miss Out On This Incredible Find; It's A True Gem In Winston, Ga. Call Today To Schedule A Tour And Experience The Charm And Comfort This Home Has To Offer.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NONE			
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	\$509,900	\$509,900
Sales Price	\$497,900	\$497,900
30 Day Price	\$495,900	--
Comments Regarding Pricing Strategy		
<p>GUIDELINES USED IN THIS REPORT: ***** Search requirements were based on surrounding comparables most comparable to subject property by sq footage, style, condition (fair market) and lot size. A wider search may have been conducted to find comps most comparable to subject property that fit the client's requirements of fair market homes that are equal to most homes on the market. The comparables used in this report are most comparable to subject property and reflect subject's current market value. Adjustments have been made for any and all comparable differences. ***** Proximity for some sold and list comps may have been widened due to the need to find comparable comps with list date, pending date sold date for normal market and GLA. ***** Sold and list comparables used in this report: The comparables used in this report are most comparable to the subject property by the client's guidelines and were selected over other sold and list comparables within the subjects surrounding area for these reasons. Note: All sold and list comps information used in this report has been verified by tax records. ***** Subjects value conclusion: The subjects as is sales price was based on those current fair market comparables most comparable to the subject property located within the subjects surrounding area and reflects the current fair market value of the property.</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



Street



Other

Listing Photos

L1 3658 Mason Ridge Dr
Winston, GA 30187



Front

L2 3725 Falls Trl
Winston, GA 30187



Front

L3 3796 Mason Ridge Dr
Winston, GA 30187



Front

Sales Photos

S1 4100 Maple Crest Ct
Winston, GA 30187



Front

S2 6724 Pin Oak Dr
Douglasville, GA 30135



Front

S3 3707 Falls Trl
Winston, GA 30187



Front

ClearMaps Addendum

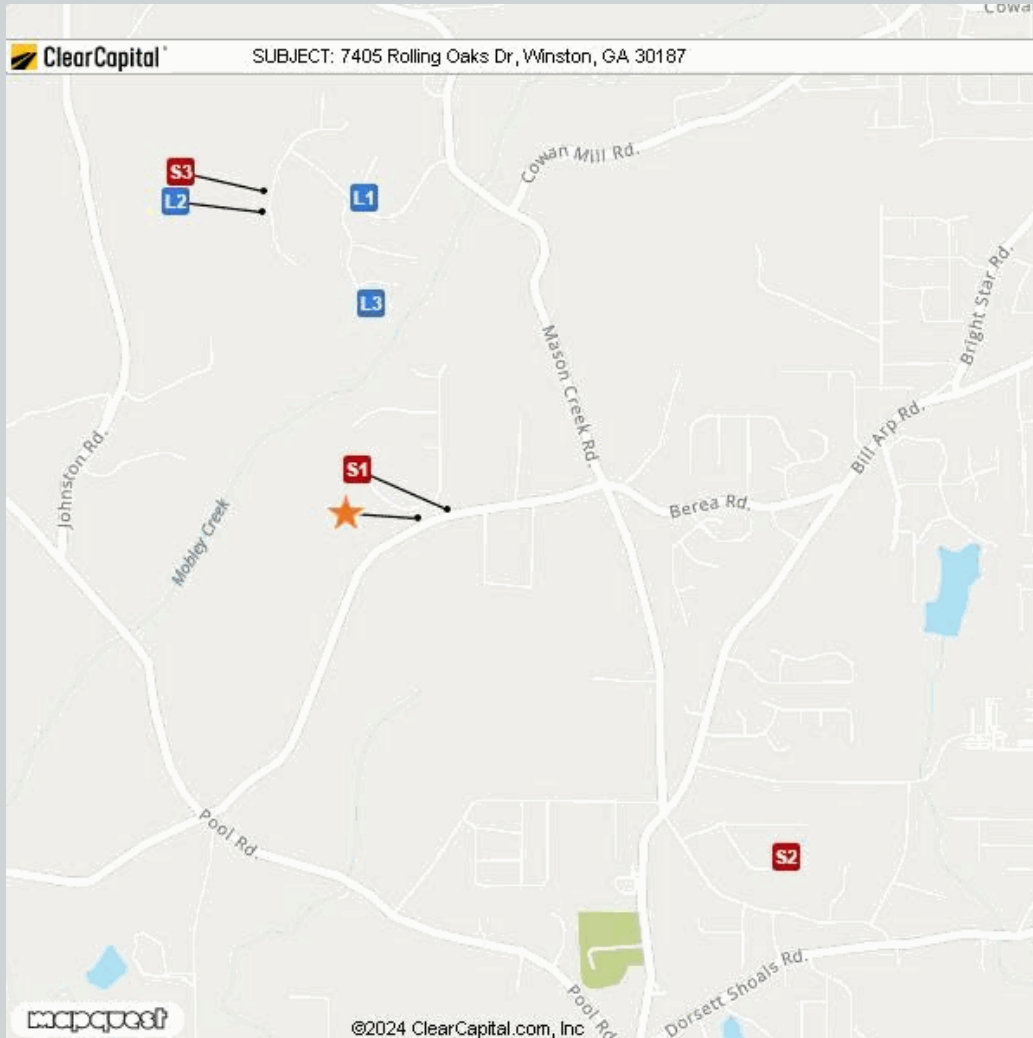
Address ★ 7405 Rolling Oaks Drive, Winston, GA 30187

Loan Number 56844

Suggested List \$509,900

Suggested Repaired \$509,900

Sale \$497,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7405 Rolling Oaks Drive, Winston, GA 30187	--	Parcel Match
L1 Listing 1	3658 Mason Ridge Dr, Winston, GA 30187	0.92 Miles ¹	Parcel Match
L2 Listing 2	3725 Falls Trl, Winston, GA 30187	0.98 Miles ¹	Parcel Match
L3 Listing 3	3796 Mason Ridge Dr, Winston, GA 30187	0.63 Miles ¹	Parcel Match
S1 Sold 1	4100 Maple Crest Ct, Winston, GA 30187	0.09 Miles ¹	Parcel Match
S2 Sold 2	6724 Pin Oak Dr, Douglasville, GA 30135	1.43 Miles ¹	Parcel Match
S3 Sold 3	3707 Falls Trl, Winston, GA 30187	1.03 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprovder@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Trina Dowdy	Company/Brokerage	ATLANTAHOMESTEADS
License No	266749	Address	6000 STEWART PKWY DOUGLASVILLE GA 30154
License Expiration	02/28/2027	License State	GA
Phone	7705724741	Email	yourbroker@atlantahomesteads.com
Broker Distance to Subject	3.25 miles	Date Signed	09/09/2024

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 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.