

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>	7337 Yolanda Drive, Fort Worth, TX 76112	<b>Order ID</b>	9669882	<b>Property ID</b>	36042010
<b>Inspection Date</b>	10/05/2024	<b>Date of Report</b>	10/09/2024		
<b>Loan Number</b>	57049	<b>APN</b>	01683926		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	10.4_CitiAgedBPO	<b>Tracking ID 1</b>	10.4_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	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.
<b>R. E. Taxes</b>	\$924		
<b>Assessed Value</b>	\$204,213		
<b>Zoning Classification</b>	Residential		
<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>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	The subject's neighborhood consists of both frame and brick constructed single family homes and is an established older subdivision. 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. No negative external influences were observed.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$164280 High: \$350000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7337 Yolanda Drive	1817 Crooked Lane	7266 Vanessa Dr	7304 Brentwood Stair Rd
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76112	76112	76112	76112
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.84 <sup>1</sup>	0.18 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$327,000	\$319,900	\$349,900
<b>List Price \$</b>	--	\$327,000	\$319,700	\$325,000
<b>Original List Date</b>		08/22/2024	07/31/2024	05/16/2024
<b>DOM · Cumulative DOM</b>	-- · --	48 · 48	70 · 70	146 · 146
<b>Age (# of years)</b>	53	40	50	52
<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>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,856	1,776	1,792	1,716
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	7	8	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>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.23 acres	0.292 acres	0.22 acres	0.26 acres
<b>Other</b>	--	--	--	--

\* 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** 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: Charming single-story side-by-side duplex nestled among mature trees and landscaping. Three bedrooms, two bathrooms, and a garage conversion provides extra space for a family room. Laminate floors and neutral paint colors throughout. Kitchen has refrigerator, black appliances, electric oven range, washer and dryer, and tile floor. Master bedroom has a separate vanity area, tub-shower combo, and walk-in closet. Two additional bedrooms on the opposite side of the home have walk in closets and separate bath. Large, covered patio great for entertaining and two storage sheds in private fenced backyard. Lots of natural light floods the living room and this is the perfect home for entertaining, starting your family, or an investment property. Located within minutes of I30 and close to schools, shopping, dining, and entertainment. Fort Worth ISD. Property is tenant occupied, appointments required. Both units 1817 & 1819 Crooked Ln. are for sale. Lease expires in April 2025
- 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: Come see this welcoming reimagined 4 bedrooms, 2 bath, 2 car garage, formal dining room with a large backyard and so much more. Upon entrance you will notice the vinyl plank flooring that leads you into the inviting living room that offers high ceilings and wood burning fireplace. Just around the corner you can expect to find the breakfast area that overlooks your new sunroom that is full of natural light. The kitchen boasts stainless steel appliances, designer picked two tone cabinets and backsplash. The new owner will enjoy dual sinks and dual closets in the primary bath with a walk-in shower. End your day relaxing in your new sunroom that over looks your backyard that is perfect for family and pets. Easy access to i820, i30 and close to Sandy Lane park, dining and more. Seller will consider buyer offers asking for concessions. Seller is offering a new counter-depth refrigerator and concessions for competitive offers, inquire 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: Huge price improvement! Enjoy the perfect blend of suburban tranquility and urban convenience! Quick access to Hwy 820 and 30 for easy commute to downtown Fort Worth and Dallas! Remodeled, this home now exudes contemporary charm with brand-new flooring & kitchen adorned with quartz & SS appliances. Meticulous craftsmanship and carefully chosen finishes showcase a commitment to both style and substance. A distinct addition is the flex space, serving as a fourth bedroom or office, enhancing adaptability to diverse lifestyles. Whether entertaining in the open living area or bringing your favorite recipes to life in the gourmet kitchen complete with thoughtful little details like a pot filler, the home offers a lifestyle of sophistication. This home isn't just a residence; it's a testament to the possibilities of modern living. With its thoughtful redesign, it stands as a fusion of visual appeal and practicality !

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7337 Yolanda Drive	6223 Yolanda Drive	7416 Madeira Dr	7304 Yolanda Dr
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76112	76112	76112	76112
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.45 <sup>1</sup>	0.13 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$325,000	\$380,000	\$324,000
<b>List Price \$</b>	--	\$319,500	\$325,000	\$327,500
<b>Sale Price \$</b>	--	\$319,500	\$305,000	\$330,000
<b>Type of Financing</b>	--	Conventional	Fha	Cash
<b>Date of Sale</b>	--	06/20/2024	05/01/2024	09/24/2024
<b>DOM · Cumulative DOM</b>	-- · --	56 · 58	153 · 153	57 · 57
<b>Age (# of years)</b>	53	38	61	56
<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 ; Waterfront
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,856	1,725	1,562	1,824
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.23 acres	0.209 acres	0.20 acres	0.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,113	+\$5,443	-\$4,000
<b>Adjusted Price</b>	--	\$321,613	\$310,443	\$326,000

\* 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** 2113 due to less square footage. 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 HOME! PROPERTY QUALIFIES FOR A PREFERRED LENDERS BANK PROGRAM OFFERING NO PMI AND LOW RATE, ASK FOR MORE INFO ZERO DOWN OPTIONS AVAILABLE. Nestled in the serene confines of the 76112 zip code, this charming traditional home stands as a testament to timeless elegance. Lovingly maintained by a single owner, its sturdy construction boasts enduring quality and remarkable resilience. With three bedrooms and two baths, it offers ample space for comfortable living. Bathed in natural light, a bonus sunroom beckons, promising tranquil moments and endless relaxation. Situated in a quiet subdivision, the home exudes peace and privacy while ensuring convenient access to the bustling 820 highway. Discover a place where charm, character, and convenience converge seamlessly, offering an idyllic retreat to call home. This home also qualifies for down payment and closing cost assistance for first time home buyers.
- Sold 2** 5443 due to less square footage. 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: Rebuild in 2023: Move in to your new house. everything was done for you. HI CEILING!!!! New Roof (includes: new framing, new decking system, 30 years composition shingles). new insulation. Complete and new ELECTRIC system (wiring, electrical panel, recess Led lights, switches, plugs, much more) New Air Conditioner Unit (electric and gas). New gas water Heater. New custom-made cabinets, New Dish washer, New Microwave with connected vent a hood system. New 3cm Quartz counter tops. Open concept kitchen Island which includes an under-mount sink. New vinyl planks flooring system. Walk in Closets, walk in Master shower, porcelain tile on bathrooms and laundry area. New Interior and Exterior Doors. New windows. New faucets new vanities. etc. Extra-large 2car garage, huge storage shed in the back. Minutes' drive from AT&T Stadium. Ready to move in conditions! Quiet neighborhood. You must see it!!!
- Sold 3** 04000 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: THIS HOME IS METICULOUS, TURN-KEY. Thrive where you live and get ready to live happily. This home breathes everything about freshness, ready for you to move into and set your roots to live boldly in this remodeled 3BD, 2BA offering a new kitchen fully equipped, new high-efficiency lifetime warranty windows looking out onto a great view from every angle, in every room, updated baths, a beautiful wood-burning fireplace, and an entertainment bar that promises to make you smile and visualize how you'll love making this home yours. The long driveway welcomes as many friends as you want to enjoy. The deck has a gazebo, perfect for relaxing or child's play, with an additional sectioned deck. Tremendous attention to detail and care went into this house, ready to be made an exceptional Home. Ask for the Seller's Enhancement Sheet for the complete list of the level of detail this home offers. When you visit, know that it is available fully furnished.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	eXp Realty LLC	For sale at 324,900					
<b>Listing Agent Name</b>	Wes Houx						
<b>Listing Agent Phone</b>	419-234-5222						
<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>
09/16/2024	\$329,900	10/02/2024	\$324,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$325,900	\$325,900
<b>Sales Price</b>	\$325,000	\$325,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. 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 45 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** 1817 Crooked Lane  
Fort Worth, TX 76112



Front

**L2** 7266 Vanessa Dr  
Fort Worth, TX 76112



Front

**L3** 7304 Brentwood Stair Rd  
Fort Worth, TX 76112



Front

## Sales Photos

**S1** 6223 Yolanda Drive  
Fort Worth, TX 76112



Front

**S2** 7416 Madeira Dr  
Fort Worth, TX 76112



Front

**S3** 7304 Yolanda Dr  
Fort Worth, TX 76112



Front

### ClearMaps Addendum

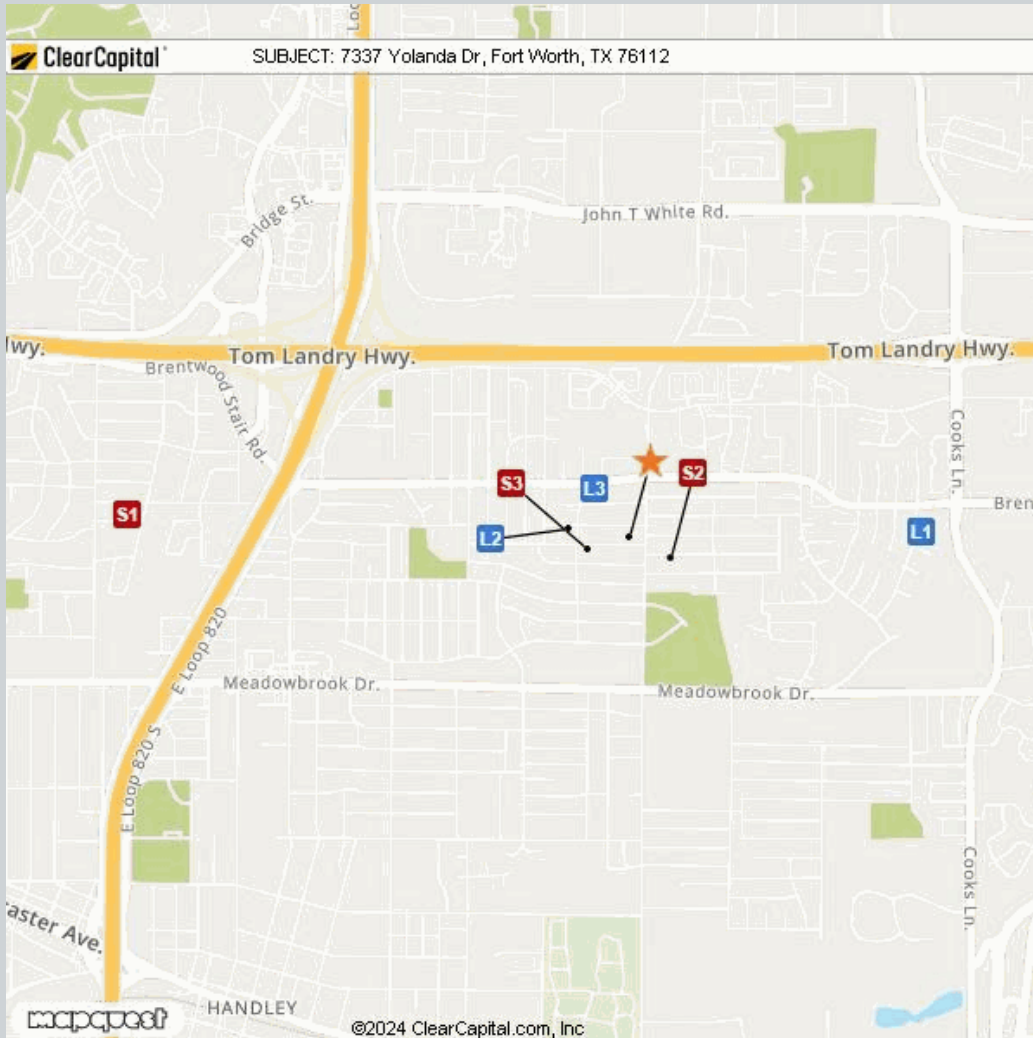
**Address** ★ 7337 Yolanda Drive, Fort Worth, TX 76112

**Loan Number** 57049

**Suggested List** \$325,900

**Suggested Repaired** \$325,900

**Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7337 Yolanda Drive, Fort Worth, tx 76112	--	Parcel Match
L1 Listing 1	1817 Crooked Lane, Fort Worth, TX 76112	0.84 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7266 Vanessa Dr, Fort Worth, TX 76112	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7304 Brentwood Stair Rd, Fort Worth, TX 76112	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6223 Yolanda Drive, Fort Worth, TX 76112	1.45 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7416 Madeira Dr, Fort Worth, TX 76112	0.13 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7304 Yolanda Dr, Fort Worth, TX 76112	0.13 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: 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 [uiprotider@clearcapital.com](mailto:uiprotider@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

<b>Broker Name</b>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	5 Country Club Court Pantego TX 76013
<b>License Expiration</b>	01/31/2026	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	2.96 miles	<b>Date Signed</b>	10/09/2024

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**