

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>	460 Holly Hills Lane, Mcdonough, GEORGIA 30252	<b>Order ID</b>	9253205	<b>Property ID</b>	35263938
<b>Inspection Date</b>	04/03/2024	<b>Date of Report</b>	04/04/2024		
<b>Loan Number</b>	57112	<b>APN</b>	153A01018000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Henry		

Tracking IDs					
<b>Order Tracking ID</b>	4.3_BPO	<b>Tracking ID 1</b>	4.3_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	TIFFANY N HUFFMAN	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$4,793	Home appears to be in good condition. Curb appeal is lower as the property just needs basic exterior maintenance and some landscaping work. Property conforms to the neighborhood and there are no external factors influencing the property.
<b>Assessed Value</b>	\$152,200	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (locked)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	neighborhood is established and quiet. There are no immediate amenities and no external influencing factors. Schools are relatively close to the home. there are no REO homes and no boarded up homes.
<b>Sales Prices in this Neighborhood</b>	Low: \$239500 High: \$672090	
<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>	460 Holly Hills Lane	205 Avalon Way	204 Avalon Way	1205 N Ola Rd
<b>City, State</b>	Mcdonough, GEORGIA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30252	30252	30252	30252
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.33 <sup>1</sup>	1.33 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$495,000	\$384,900	\$579,900
<b>List Price \$</b>	--	\$440,000	\$364,900	\$560,000
<b>Original List Date</b>		01/09/2024	12/05/2023	02/20/2024
<b>DOM · Cumulative DOM</b>	-- · --	86 · 86	121 · 121	44 · 44
<b>Age (# of years)</b>	23	26	26	33
<b>Condition</b>	Good	Good	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	2 Stories Cape Cod	1.5 Stories Traditional	1.5 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,739	3,000	3,921	3,661
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	5 · 2 · 1	3 · 2	4 · 3
<b>Total Room #</b>	11	10	7	9
<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>	Yes	No	No	Yes
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1,426	--	--	1,506
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	1.66 acres	0.82 acres	1.00 acres	8.6 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

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

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

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

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Welcome to this impeccably maintained house, boasting a plethora of custom upgrades that are sure to impress. As you approach the home, you'll be captivated by the charm of the wrap-around front porch, setting the stage for the remarkable features that lie within. Step inside to discover an open floor plan adorned with upgraded flooring, creating a seamless flow throughout. The heart of the home, the kitchen, showcases exquisite custom cabinets and elegant granite countertops, offering both style and functionality. With its generous size, it provides ample space for memorable family gatherings and culinary adventures. Indulge in the luxurious comfort of the expansive primary suite, complete with a beautifully upgraded bathroom. Pamper yourself in the spa-like oasis, featuring heated flooring, a sleek frameless walk-in shower, and a rejuvenating soaking tub. Upstairs, you'll find spacious bedrooms and another thoughtfully upgraded bathroom with walk in shower, ensuring that everyone has their own personal retreat. This home offers the perfect balance of formal and casual living spaces, with a separate dining room for elegant occasions and a cozy breakfast area for everyday meals. Step outside into the fenced-in backyard, where you'll discover a true entertainer's paradise. A large deck attached to the home provides an ideal setting for hosting gatherings or enjoying quality time with loved ones. The icing on the cake is the above-ground pool, complemented by a cabana bar and expansive decking, creating a resort-like ambiance right in your own backyard with covered grilling station and covered gazebo. In addition to the main dwelling, this property boasts a separate detached garage with a versatile room above, perfect for a man cave or gaming room. The home's meticulous upkeep is evident, and it is truly move-in ready for its lucky new owners. The durable fifty-year shingles on the roof come with a transferrable lifetime warranty, providing peace of mind for years to come. To fully appreciate the exceptional upgrades and features that this home offers, a personal visit is a must. Don't miss out on the opportunity to make this exquisite property your own. You will enjoy endless showers with the tankless water heater. Washer, dryer and refrigerator included. Maintenance for A/C units can be transferred.
- Listing 2** This one has something for everyone! Split bedroom plan on the main, new LVP flooring on main level, spacious kitchen, fireplace in the family room. Enclosed garage for huge additional space. Finished bonus room upstairs - could be 4th bedroom. The basement is finished with 3 rooms - theatre room, bonus/office and large rec room. The basement opens to the lower level patio and very private large backyard. There is a screen porch on the main level and plenty of driveway parking. New roof, freshly pressure washed, New LVP flooring.
- Listing 3** Nestled on a sprawling 8.66-acre lot within the coveted Ola school district, this recently renovated gem offers the perfect blend of modern comfort and traditional charm. Step onto the expansive front porch or retreat to the private back porch, both ideal for relaxing and enjoying the serene surroundings. Upon entering, you're greeted by a grand 2-story foyer that sets the tone for the home's inviting atmosphere. The main level features a traditional layout, including a formal dining room, a spacious living area, and a convenient office space with ample storage. The chef's kitchen is a culinary delight, showcasing brand new cabinets, countertops, and an upgraded stainless steel appliance package. The main floor primary bedroom offers a peaceful retreat, complete with an attached full bathroom for added convenience. Ascend the stairs to discover two generously sized guest bedrooms sharing a full hall bathroom. Additionally, a finished bonus room over the garage provides flexible space for various needs. The property also offers a full unfinished basement with endless possibilities for customization. With electrical and HVAC components already in place and stubbed for an additional bathroom, this space is ready to fulfill your vision. Accessible from both inside and outside the home, the basement provides added flexibility for future expansion. Beyond the main residence, a charming guest house awaits, perfect for accommodating extended family members or serving as a tranquil retreat. The detached 800 sq. ft. building features a handicap-accessible shower in the bathroom, offering comfort and convenience for guests. Completing this remarkable property is a 50ft tractor trailer container, providing ample outdoor storage space for all your needs. Don't miss the opportunity to make this exceptional property your own a schedule a showing today and experience the endless possibilities it has to offer!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	460 Holly Hills Lane	405 Country Side Dr	580 Jones Dr	305 Allie Dr
<b>City, State</b>	Mcdonough, GEORGIA	Mcdonough, GA	Mcdonough, GA	Mcdonough, GA
<b>Zip Code</b>	30252	30252	30252	30252
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.04 <sup>1</sup>	2.81 <sup>1</sup>	3.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$544,900	\$489,000	\$620,000
<b>List Price \$</b>	--	\$544,900	\$489,000	\$598,000
<b>Sale Price \$</b>	--	\$544,900	\$479,000	\$595,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	02/15/2024	10/04/2023	12/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	234 · 234	3 · 16	21 · 51
<b>Age (# of years)</b>	23	30	27	22
<b>Condition</b>	Good	Good	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 Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,739	3,007	2,917	2,600
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	4 · 3	4 · 3	4 · 3 · 1
<b>Total Room #</b>	11	9	9	10
<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>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	50%	0%	100%
<b>Basement Sq. Ft.</b>	1426	1,479	1,324	2,000
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.66 acres	2.38 acres	3.5 acres	1.34 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$544,900	\$479,000	\$595,000

\* Sold 2 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** Currently under contract with Kick-Out clause. Call to view this entertainer's paradise!! Gorgeous lakeview home on over 2 acres in Ola! This 4 Bedroom/3 Bath all-brick home is located in a quiet, established neighborhood in The Farm. The tiled foyer opens to a separate dining room with gleaming hardwood floors, tray ceiling and the huge living room has vaulted ceiling and a brick-front fireplace with new gas logs. Beyond the living room is a lovely sunroom with vaulted ceiling, ceiling fan, and tile floor. It overlooks the spacious deck and offers a view of the wooded backyard, as well as the lake and dock. The fantastic kitchen has SO MANY CABINETS, granite counters, tile floor, and brand new electric cooktop, wall oven, dishwasher and trash compactor. The large breakfast area leads out to the large deck. Off of the kitchen is the huge laundry room with lots of cabinets for extra storage. The master bedroom has tray ceiling, beautiful hardwood floors, and a ceiling fan. The master bath offers a jetted tub, separate tiled shower, dual sink vanity with granite counter, and TWO walk-in closets! The two good-sized secondary bedrooms and the second bath are on the other side of the house, offering privacy for all. But wait! There's more!! The home sits on a full basement that is partially finished with a bedroom, full bath and two generous flex rooms. The basement also boasts an enormous storage room and a boat garage with an additional storage area that could be an amazing workshop! And last, but certainly not least, a short walk through the trees will take you to your private lake dock for some fishing or just relaxing at the end of the day! The roof on this home is approximately 5 years old. Fresh paint throughout. Updated light fixtures in kitchen, living room, dining room, and master bedroom. No disclosure as seller has not lived in the home.
- Sold 2** Lovely Renovated Ranch Home on a Basement located in the sought-after Union Grove School District! The entry foyer showcases inviting high-ceilings, crown moulding, brick fireplace with recessed lighting overlooking the dining area filled with captivating natural lighting. Step into the renovated kitchen featuring gorgeous countertops, new cabinetry, updated light fixtures, new appliances as well as the breakfast eat-in area accessing the outdoor patio for your morning coffee! Master bedroom has inviting high-ceilings featuring a soaking bathtub, separate shower with frameless modern glass door, double vanity sinks as well as a bonus vanity. Soak in your bath with panoramic views of your barn! Master holds exterior access as well, step outside and enjoy the tranquil oasis on your back porch from your master bedroom! Secondary bedrooms are ample with spacious closets. The third bedroom features a window nook perfect for your reads with a view of the front porch! Additionally, there is a fourth bedroom also with a view of the front porch walking distance of the garage as well as linen room, laundry room, half-bath and kitchen. The large walk-in linen room is conveniently located next to the laundry closet for your washer and dryer with its own exterior access towards the patio! This home has a fantastic layout for growing as well as established families with versatile uses at your leisure such as an office, media room, guest room, the possibilities are endless! The basement is stubbed for another bathroom with a boat door and exterior entrance. Additionally you'll find a spacious 25x40 barn set in the backyard, complete with a fire pit for outdoor gatherings. Enjoy the scenic views of your 3.5 acreage! Just minutes to McDonough Square and major interstates such as I-75. Conveniently located in Henry County expecting a Costco, Sprouts among other projects! Enjoy the convenience of the proximity to this while also having a secluded haven. Book your appointment today!
- Sold 3** Beautiful ranch with a basement on a spectacular 1.34 acre wooded lot. The main level features large master bedroom (12 x 24) with hand scraped hardwood floors, a large dual counter bathroom, and a large walk-in closet with matching hardwoods. The lovely kitchen joins the open concept family and dining room, all with oak hardwood floors. Bedroom #2 and #3 are spacious and share a full bath. The large laundry room is tiled and has built-in storage. A half bath and a coat closet complete the main floor. Downstairs basement is recently renovated to add a separate living space with a kitchen, full bath, bedroom and large flex space. An additional flex/exercise space, large media room, office with built-ins, off season closet, wine room and 450 sft of unfinished storage complete the space. A beautiful flagstone front porch with over 270 sft of space welcomes guests. The large screened porch off the eating area offers a custom gas fireplace with tv hookup and 330 sft of entertaining space.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property had been attempted to both sell and rent and neither were successful at the end of 2023. It last sold in 2016 for \$250,000 per public record.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	2						
<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>
06/08/2023	\$539,000	06/23/2023	\$539,000	Withdrawn	07/17/2023	\$539,000	MLS
08/10/2023	\$519,000	11/02/2023	\$464,000	Expired	12/01/2023	\$464,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$500,000	\$500,000
<b>Sales Price</b>	\$490,000	\$490,000
<b>30 Day Price</b>	\$490,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Disparity on GLA for the subject property. I have used property tax values and attached a copy of the property tax for proof. The search for the properties both listed and sold had to go outside of 1 mile radius. The first sold comp was on the market for over 9 months and closest to the subject at 1.04 miles. The sold 2 and 3 were both closer to 3 miles away. All 3 solds have basements which is great for the subject however only 1 listed house has a basement. Interior condition of the subject appears good on the most recent listing photos and that will help it sell of course. All listings prices have come down and 2 of the 3 solds sold under list price which is why there is a lower sale price. All in all, it mostly seems like time is the biggest factor for this property in its area.</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



Street



Street



Other



## Listing Photos

**L1** 205 Avalon Way  
Mcdonough, GA 30252



Front

**L2** 204 Avalon Way  
Mcdonough, GA 30252



Front

**L3** 1205 N Ola Rd  
Mcdonough, GA 30252



Front

## Sales Photos

**S1** 405 Country Side Dr  
Mcdonough, GA 30252



Front

**S2** 580 Jones Dr  
Mcdonough, GA 30252



Front

**S3** 305 Allie Dr  
Mcdonough, GA 30252



Front

### ClearMaps Addendum

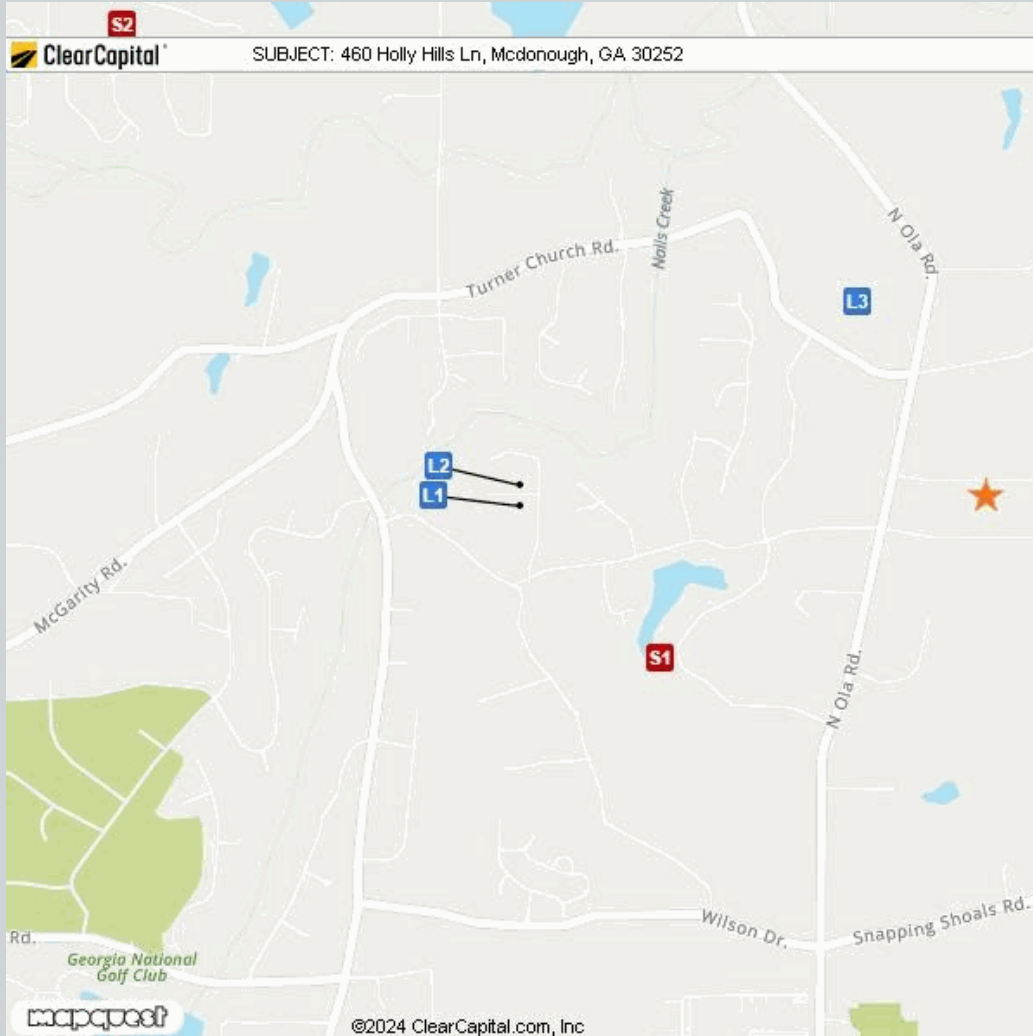
**Address** ★ 460 Holly Hills Lane, Mcdonough, GEORGIA 30252

**Loan Number** 57112

**Suggested List** \$500,000

**Suggested Repaired** \$500,000

**Sale** \$490,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	460 Holly Hills Lane, Mcdonough, Georgia 30252	--	Parcel Match
L1	Listing 1	205 Avalon Way, Mcdonough, GA 30252	1.33 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	204 Avalon Way, Mcdonough, GA 30252	1.33 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	1205 N Ola Rd, Mcdonough, GA 30252	0.67 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	405 Country Side Dr, Mcdonough, GA 30252	1.04 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	580 Jones Dr, Mcdonough, GA 30252	2.81 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	305 Allie Dr, Mcdonough, GA 30252	3.03 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.

\*\*\* 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

<b>Broker Name</b>	Jaime Rodriguez	<b>Company/Brokerage</b>	JRod Enterprises, LLC
<b>License No</b>	387341	<b>Address</b>	209 Legends Trce McDonough GA 30253
<b>License Expiration</b>	01/31/2026	<b>License State</b>	GA
<b>Phone</b>	7706855767	<b>Email</b>	jrod.enterprises21@gmail.com
<b>Broker Distance to Subject</b>	10.07 miles	<b>Date Signed</b>	04/04/2024

*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.**