

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>         | 16825 Judy Scholl Way, Round Rock, TX 78681 | <b>Order ID</b>       | 9669882    | <b>Property ID</b> | 36042024 |
| <b>Inspection Date</b> | 10/07/2024                                  | <b>Date of Report</b> | 10/10/2024 |                    |          |
| <b>Loan Number</b>     | 57136                                       | <b>APN</b>            | R335244    |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC               | <b>County</b>         | Williamson |                    |          |

### 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><br>The exterior and landscaping are in average condition. |
| <b>R. E. Taxes</b>                    | \$12,494                      |   |
| <b>Assessed Value</b>                 | \$768,023                     |   |
| <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> | \$0                           |   |
| <b>Total Estimated Repair</b>         | \$0                           |   |
| <b>HOA</b>                            | CAT HOLLOW HOA                |   |
| <b>Association Fees</b>               | \$205 / Month (Landscaping)   |   |
| <b>Visible From Street</b>            | Visible                       |   |
| <b>Road Type</b>                      | Public                        |   |

### Neighborhood & Market Data

|  |                                     |  |
|--|-------------------------------------|--|
| <b>Location Type</b>                     | Suburban                            | <b>Neighborhood Comments</b><br>The subjects' neighborhood has many different square footage, site square footage, and styles of homes. With a mix of single-story and multi-level homes, it has something for everyone. Located close to many other like-kind sub-divisions. All the homes in this area are well maintained and in average condition. Landscaping ranges from simple lawns to professional landscaped yards and planters. Landscaping in this area is in average condition. The Central Texas marketplace has shifted to more realistic values. |
| <b>Local Economy</b>                     | Stable                              |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$622,500<br>High: \$999,856   |  |
| <b>Market for this type of property</b>  | Decreased 5 % in the past 6 months. |  |
| <b>Normal Marketing Days</b>             | <90                                 |  |

### Current Listings

|                               | Subject               | Listing 1 *           | Listing 2             | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 16825 Judy Scholl Way | 405 Warm Mist Cove    | 8100 Full Moon Trail  | 15910 Ruel Cove       |
| <b>City, State</b>            | Round Rock, TX        | Austin, TX            | Round Rock, TX        | Austin, TX            |
| <b>Zip Code</b>               | 78681                 | 78717                 | 78681                 | 78717                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.64 <sup>1</sup>     | 0.96 <sup>1</sup>     | 0.89 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$799,033             | \$675,000             | \$975,000             |
| <b>List Price \$</b>          | --                    | \$733,000             | \$637,900             | \$975,000             |
| <b>Original List Date</b>     |                       | 07/05/2024            | 06/07/2024            | 09/18/2024            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 91 · 97               | 119 · 125             | 8 · 22                |
| <b>Age (# of years)</b>       | 27                    | 24                    | 24                    | 29                    |
| <b>Condition</b>              | Average               | Average               | Fair                  | 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>           | 2 Stories TRADITIONAL | 2 Stories TRADITIONAL | 2 Stories TRADITIONAL | 2 Stories TRADITIONAL |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 3,294                 | 2,968                 | 2,996                 | 3,224                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 5 · 3                 | 4 · 2 · 1             | 4 · 2 · 1             | 4 · 2 · 1             |
| <b>Total Room #</b>           | 12                    | 12                    | 12                    | 12                    |
| <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>               | 0.284 acres           | 0.190 acres           | 0.200 acres           | 0.385 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** Improvement SQFT difference adjustment +\$17,930. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 2** Improvement SQFT difference adjustment +\$16,390. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 3** Improvement SQFT difference adjustment +\$3,850. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

### Recent Sales

|                               | Subject               | Sold 1                | Sold 2 *              | Sold 3                  |
|-------------------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| <b>Street Address</b>         | 16825 Judy Scholl Way | 16622 Cordillera Dr   | 16621 Malaga Hills Dr | 1460 Hargis Creek Trail |
| <b>City, State</b>            | Round Rock, TX        | Round Rock, TX        | Round Rock, TX        | Austin, TX              |
| <b>Zip Code</b>               | 78681                 | 78681                 | 78681                 | 78717                   |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                     |
| <b>Miles to Subj.</b>         | --                    | 0.31 <sup>1</sup>     | 0.31 <sup>1</sup>     | 0.75 <sup>1</sup>       |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                     |
| <b>Original List Price \$</b> | --                    | \$760,000             | \$699,900             | \$775,000               |
| <b>List Price \$</b>          | --                    | \$745,000             | \$699,900             | \$755,000               |
| <b>Sale Price \$</b>          | --                    | \$730,000             | \$750,601             | \$755,000               |
| <b>Type of Financing</b>      | --                    | Cash                  | Cash                  | Conventional            |
| <b>Date of Sale</b>           | --                    | 08/14/2024            | 06/14/2024            | 06/21/2024              |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 36 · 56               | 5 · 17                | 43 · 78                 |
| <b>Age (# of years)</b>       | 27                    | 23                    | 24                    | 24                      |
| <b>Condition</b>              | Average               | Average               | Average               | Average                 |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value       |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential   |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential   |
| <b>Style/Design</b>           | 2 Stories TRADITIONAL | 2 Stories TRADITIONAL | 1 Story TRADITIONAL   | 2 Stories TRADITIONAL   |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                       |
| <b>Living Sq. Feet</b>        | 3,294                 | 3,186                 | 3,047                 | 3,274                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 5 · 3                 | 4 · 3 · 1             | 4 · 3                 | 4 · 2 · 1               |
| <b>Total Room #</b>           | 12                    | 12                    | 12                    | 12                      |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 3 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>               | 0.284 acres           | 0.475 acres           | 0.325 acres           | 0.194 acres             |
| <b>Other</b>                  | --                    | --                    | --                    | --                      |
| <b>Net Adjustment</b>         | --                    | +\$5,940              | +\$247                | +\$1,100                |
| <b>Adjusted Price</b>         | --                    | \$735,940             | \$750,848             | \$756,100               |

\* 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** Improvement SQFT difference adjustment +\$5,940. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 2** Improvement SQFT difference adjustment +\$247. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 3** Improvement SQFT difference adjustment +\$1,100. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

## Subject Sales & Listing History

|  |                            |                        |                         |   |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>   |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | The local MLS system does not show this property for sale in the system for the past 12 months. 0 |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                         |   |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                         |   |                    |                     |               |
| <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> |

## Marketing Strategy

|  | <b>As Is Price</b> | <b>Repaired Price</b> |
|--|--------------------|-----------------------|
| <b>Suggested List Price</b>  | \$759,990          | \$759,990             |
| <b>Sales Price</b>   | \$750,848          | \$750,848             |
| <b>30 Day Price</b>  | \$740,848          | --                    |
| <b>Comments Regarding Pricing Strategy</b>   |                    |                       |
| <p>The above value is given as the current value of the home and that is could be sold in it's as-is condition. The values in this area have been affected by the rate increases, devaluing as much as 10%, but there is still a lack of inventory. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of one half mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject. The market is shifting faster than the comps are showing. With the values of smaller sqft homes in this area devaluing as much as 5-20% over the last 6 months. Over the past 5 months the builders have become very flexible in pricing, offering monies to buy down the interest rates, and commissions over 3%+. REOS postings for trustee sales have increased in this area. The subject is in a condition that will not require any repairs to be marketed in it's as-is condition and received full market consideration.</p> |                    |                       |

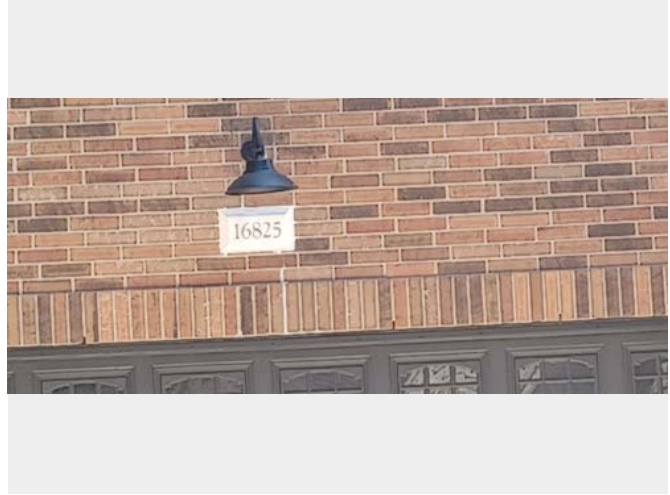
### Clear Capital Quality Assurance Comments Addendum

**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. DV: Variance is captured by much more recent and proximate sold comps that better match subject GLA. The current report is deemed most accurate.

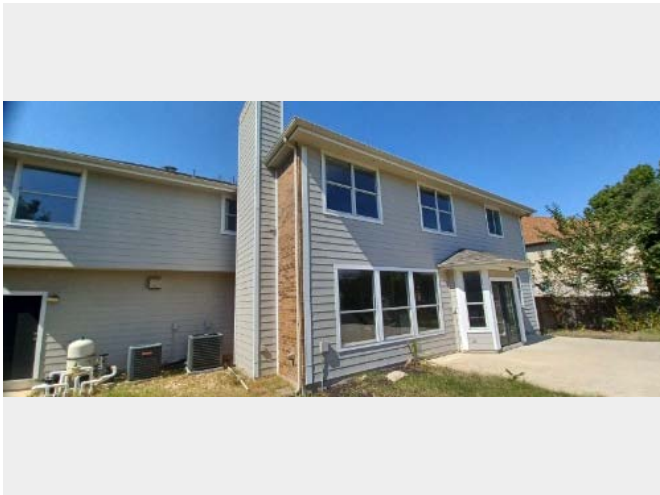
## Subject Photos



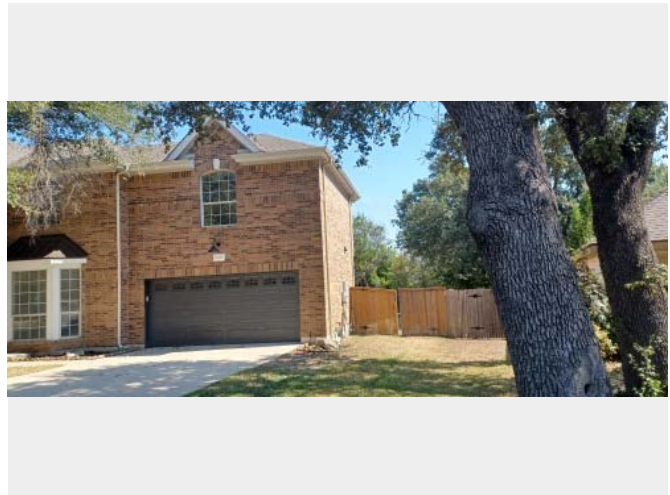
Front



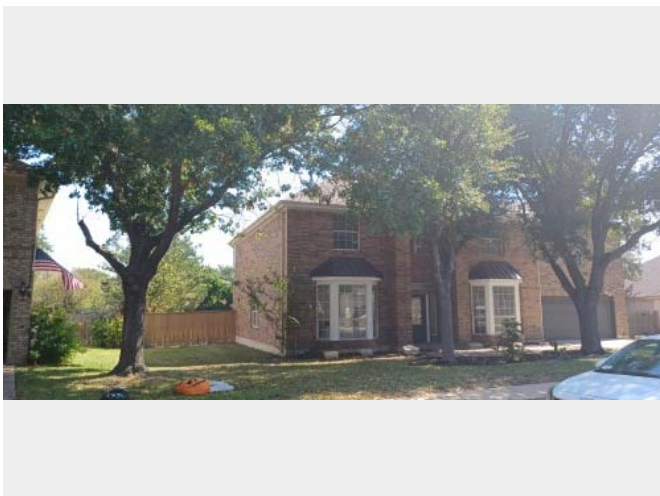
Address Verification



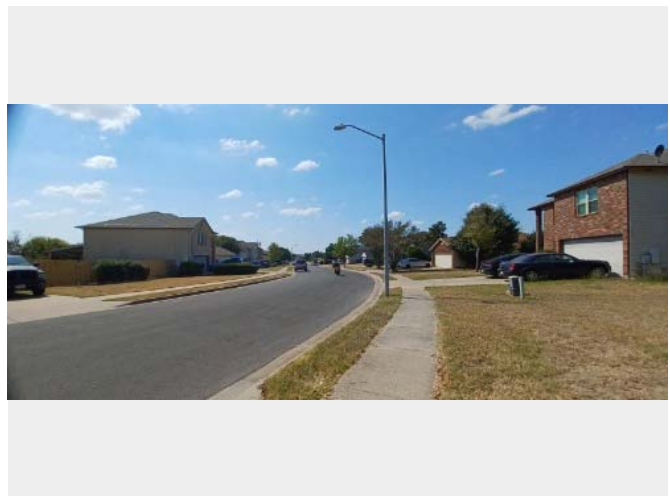
Side



Side



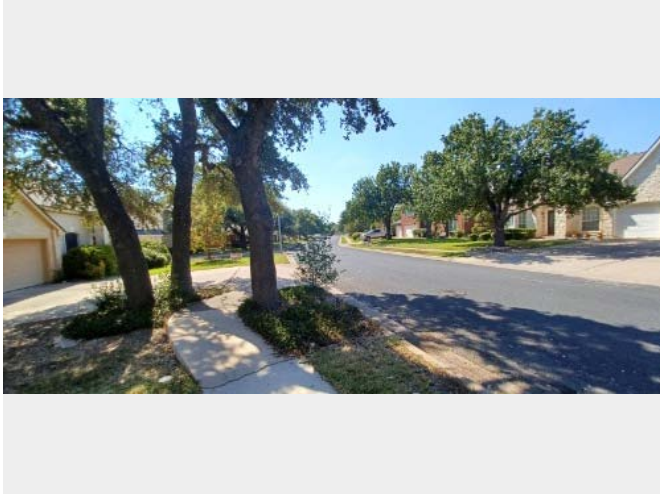
Side



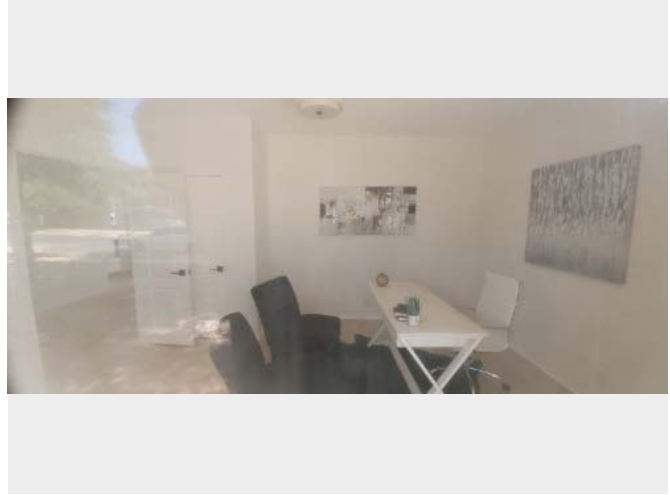
Street



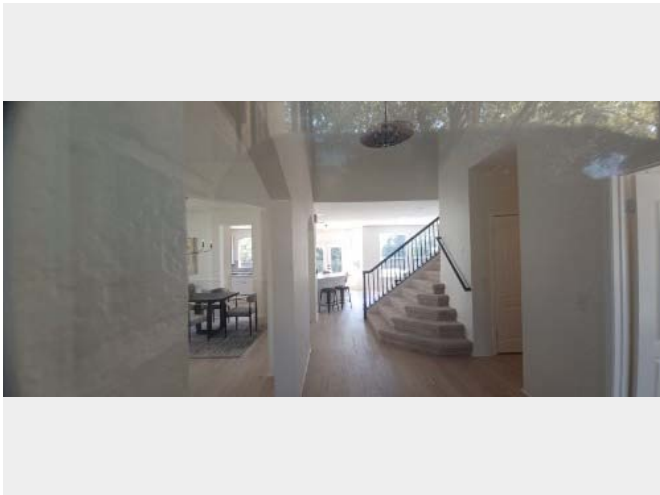
### Subject Photos



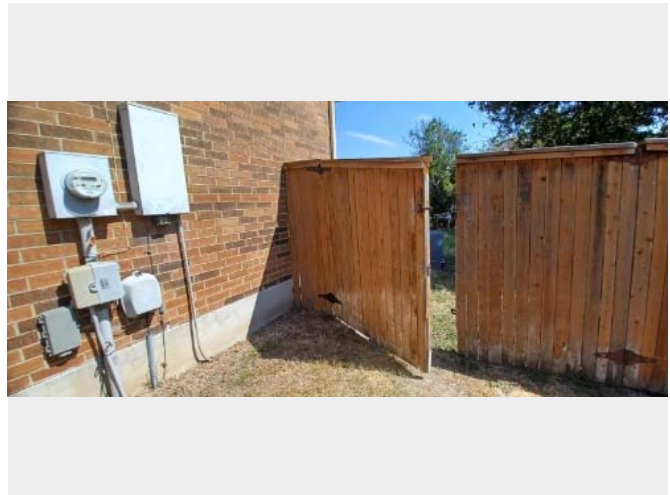
Street



Bedroom



Dining Room



Other



Other



Other

## Listing Photos

**L1** 405 WARM MIST COVE  
Austin, TX 78717



Other

**L2** 8100 FULL MOON TRAIL  
Round Rock, TX 78681



Other

**L3** 15910 RUEL COVE  
Austin, TX 78717



Other

## Sales Photos

**S1** 16622 CORDILLERA DR  
Round Rock, TX 78681



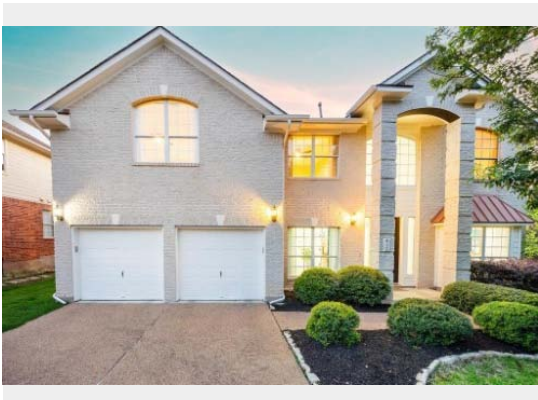
Other

**S2** 16621 MALAGA HILLS DR  
Round Rock, TX 78681



Other

**S3** 1460 HARGIS CREEK TRAIL  
Austin, TX 78717



Other

### ClearMaps Addendum

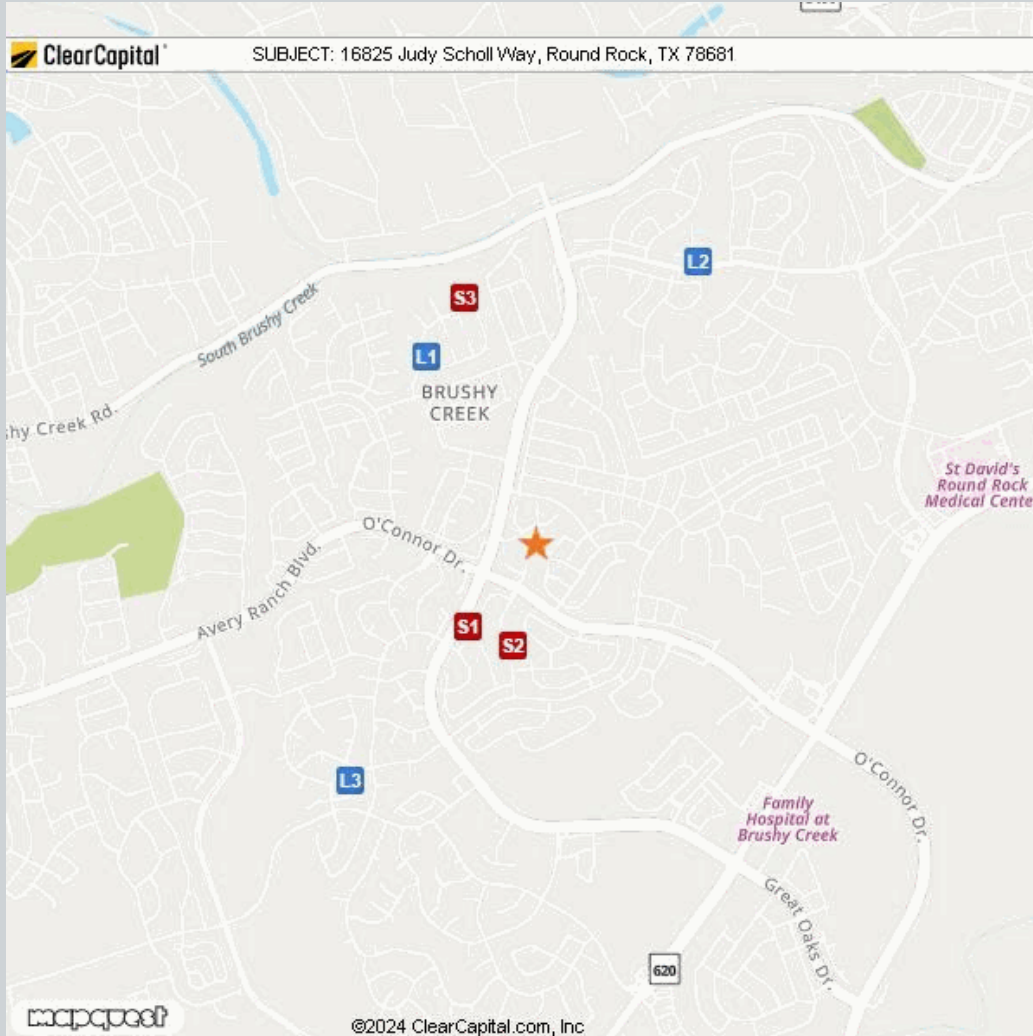
**Address** ★ 16825 Judy Scholl Way, Round Rock, TX 78681

**Loan Number** 57136

**Suggested List** \$759,990

**Suggested Repaired** \$759,990

**Sale** \$750,848



| Comparable   | Address                                     | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 16825 Judy Scholl Way, Round Rock, tx 78681 | --                      | Parcel Match     |
| L1 Listing 1 | 405 Warm Mist Cove, Austin, TX 78717        | 0.64 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 8100 Full Moon Trail, Round Rock, TX 78681  | 0.96 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 15910 Ruel Cove, Austin, TX 78717           | 0.89 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 16622 Cordillera Dr, Round Rock, TX 78681   | 0.31 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 16621 Malaga Hills Dr, Round Rock, TX 78681 | 0.31 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 1460 Hargis Creek Trail, Austin, TX 78717   | 0.75 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>                | Steven Simmons | <b>Company/Brokerage</b> | Keller Williams Realty                    |
| <b>License No</b>                 | 0511573        | <b>Address</b>           | 1003 S. Austin Avenue Georgetown TX 78626 |
| <b>License Expiration</b>         | 07/31/2025     | <b>License State</b>     | TX  |
| <b>Phone</b>                      | 2546540323     | <b>Email</b>             | stevensimmons@hotmail.com                 |
| <b>Broker Distance to Subject</b> | 9.44 miles     | <b>Date Signed</b>       | 10/08/2024                                |

*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:**

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