

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	110 North Avenue, Hiram, GA 30141	Order ID	9669882	Property ID	36042026
Inspection Date	10/08/2024	Date of Report	10/10/2024		
Loan Number	57149	APN	008147		
Borrower Name	Catamount Properties 2018 LLC	County	Paulding		

Tracking IDs

Order Tracking ID	10.4_CitiAgedBPO	Tracking ID 1	10.4_CitiAgedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	Subject is in good condition and is built to conform to other homes in the neighborhood. However, community is older but subject has been renovated recently. it sits on the main- with minimal traffic coming through. Subject has easy access to major city roads. There are no major damage besides normal wear and tear noticed on the outside.
R. E. Taxes	\$4,998		
Assessed Value	\$492,030		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(home is locked and dumpster seen on the driveway)		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Subject community is in a quiet established neighborhood in Hiram. It has easy access to city major roads-Villa Rica Hwy. There are lots of shopping centers, Restaurants, Schools, and other businesses close to subject's community. There are 2 active listings and 2 sold comps within one mile from subject. Some have been used in this report. It was necessary to exceed client requirements of distance, acreage, room count, sq ft, and time because within 1 mile and 6 months there were 2 Active comparable that have similar sq ft, age, acreage, style as subject. I had to extend my distance up to 2 mi...
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$380,000 High: \$475,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Subject community is in a quiet established neighborhood in Hiram. It has easy access to city major roads-Villa Rica Hwy. There are lots of shopping centers, Restaurants, Schools, and other businesses close to subject's community. There are 2 active listings and 2 sold comps within one mile from subject. Some have been used in this report. It was necessary to exceed client requirements of distance, acreage, room count, sq ft, and time because within 1 mile and 6 months there were 2 Active comparable that have similar sq ft, age, acreage, style as subject. I had to extend my distance up to 2 miles and 10 months in order to find comps that bracketed the subject's gla, age, acreage, and style. I have used the best available comps in my professional opinion.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	110 North Avenue	225 Powder Creek Dr	31 Ashley Ln	20 Cove Dr
City, State	Hiram, GA	Dallas, GA	Hiram, GA	Hiram, GA
Zip Code	30141	30157	30141	30141
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.75 ¹	2.46 ¹	1.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$369,900	\$460,000
List Price \$	--	\$375,000	\$369,900	\$460,000
Original List Date		09/06/2024	10/07/2024	06/06/2024
DOM · Cumulative DOM	-- · --	33 · 34	1 · 3	123 · 126
Age (# of years)	27	37	32	24
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; City Street	Beneficial ; City Street	Beneficial ; City Street	Beneficial ; City Street
Style/Design	1.5 Stories Traditional	1.5 Stories Traditional	1.5 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,046	2,796	2,392	2,572
Bdrm · Bths · ½ Bths	2 · 4	4 · 3 · 1	3 · 3	5 · 3 · 1
Total Room #	6	8	6	9
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	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,685	854	1,005	1,769
Pool/Spa	--	--	--	--
Lot Size	.9 acres	.6 acres	0.79 acres	1.04 acres
Other	None	None	None	None

* 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** Welcome home to this beautiful, cozy, southern charmer! 4BR/3.5 BA with master on the main. Upstairs features 2 bedrooms with a bathroom and loft/bonus area. The basement makes a perfect and law suite! This home has been freshly painted and features new luxury, vinyl, plank, flooring, carpet, quartz countertops, and so much more! It sits on a partial cul-de-sac with great spaces outside for entertaining or enjoying the private backyard. This home is a must see!
- Listing 2** Welcome home to this gorgeous ranch style home located on a quiet culdesac in the swim and tennis community of Warren Creek. Meticulously maintained by its original owner, this home is a true gem and features an open floor plan, one-level living with master on main, and a HUGE unfinished basement stubbed and just waiting to be finished into your dream space. Custom built, this home has many upgrades you won't find in other homes within the community. Your entry foyer boasts high ceilings and blends seamlessly into an open, yet formal, dining space and a grand living space. Perfect for entertaining friends and family, the space features vaulted ceilings, a stone fireplace with surrounding built-ins, and tons of natural light from large picture windows. A spacious kitchen with breakfast nook, bay windows, and breakfast bar also opens to the living room and provides plenty of counter and storage space as well. A rear door off the kitchen breakfast nook leads you to a partially covered deck overlooking your private backyard sanctuary. The oversized primary suite features a luxurious floor plan complete with sitting room area and bay window, tray ceilings, his and hers closets and separate vanities, and a soaking tub and separate shower. To complete your one-level living experience, you will find two additional bedrooms with a jack & jill full bathroom, along with a half bathroom, laundry room with sink, access to your two car garage, and interior stairs to the basement. The full, unfinished, daylight basement boasts tall framing, a cedar closet, plenty of windows, and two areas of access to your backyard and patio underneath the deck. The possibilities are endless in this backyard space with plenty of privacy and level areas to create your perfect landscape. The exterior and interior of the home have been recently painted to provide a fresh start for its new owners. Conveniently located near grocery stores, restaurants, shopping and the Silver Comet Trail, do not miss this one!
- Listing 3** Saturday and Sunday showings only please. Absolutely stunning home awaiting its fortunate new owner! This gem boasts 5 generously-sized bedrooms and 2.5 baths. Currently undergoing an interior paint makeover and the addition of a brand-new deck, this residence is poised to dazzle. Nestled on a double lot, it commands the largest plot in the subdivision, offering unparalleled space and privacy. Step inside to discover a full finished basement, providing endless possibilities for extra rooms such as a home office, gym, game room, or ample storage space. You name it! Beyond its practicality, this residence exudes charm with its inviting rocking chair front porch and a living room adorned with a magnificent rock wall fireplace. The heart of the home, the kitchen, is both spacious and functional, complete with a pantry and a separate dining room for intimate gatherings or festive celebrations. Retreat to the expansive master suite, featuring a luxurious tile shower, a separate bath, and a double vanity, embodying indulgence and relaxation. This home truly has it all, and then some. Don't miss the opportunity to make it yours and elevate your lifestyle to new heights!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	110 North Avenue	3224 Warren Creek Dr	606 Morningside	5716 Overlook Cir
City, State	Hiram, GA	Hiram, GA	Hiram, GA	Powder Springs, GA
Zip Code	30141	30141	30141	30127
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.02 ¹	1.67 ¹	2.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$449,900	\$485,000
List Price \$	--	\$375,000	\$449,900	\$485,000
Sale Price \$	--	\$380,000	\$450,000	\$475,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	04/15/2024	07/30/2024	06/03/2024
DOM · Cumulative DOM	-- · --	10 · 35	110 · 166	3 · 20
Age (# of years)	27	23	29	23
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; City Street	Beneficial ; City Street	Beneficial ; City Street	Beneficial ; City Street
Style/Design	1.5 Stories Traditional	1.5 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,046	2,593	2,907	2,755
Bdrm · Bths · ½ Bths	2 · 4	6 · 4	3 · 2 · 1	3 · 2 · 1
Total Room #	6	10	6	6
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	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1685	1,661	1,587	2,700
Pool/Spa	--	--	--	--
Lot Size	.9 acres	0.4 acres	0.6 acres	0.45 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,675	+\$4,000	+\$17,275
Adjusted Price	--	\$377,325	\$454,000	\$492,275

* Sold 2 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** Looking for a master on the main and located within a swim & tennis community? Well, here is the perfect opportunity for you. This spacious home features a family room with vaulted ceilings, a fireplace, and plenty of natural light from large picture windows. Formal dining room for entertaining friends and family. Eat-in kitchen with breakfast bar, stainless steel appliances, and plenty of counter and storage space. A rear door off the kitchen leads you to a large deck, overlooking the fenced-in backyard. Large master suite with tray ceilings, dual vanity, separate shower, soaking tub, and walk-in closets. Upstairs there are three nicely-sized guest bedrooms and two guest bathrooms. Head downstairs and you will be welcomed to a finished basement with a bedroom, bathroom, office, and bonus room...ideal for a recreation room or media room. The home is located close to highways, shopping, parks, and eateries. Located within McEachernh school system!! You will love the space, the location, and all the amenities the neighborhood has to offer. Don't let this fantastic opportunity pass you by! Come make this your home today. Adjustment is for the difference in room count in the amount of -\$24000, sqft of \$11325, and lot size amount of \$10000.
- Sold 2** RARE ASSUMABLE MORTGAGE AT 2.65%! Southern Living with Modern Comforts! Nestled in the beautiful countryside, this stunning home offers a Timeless Elegance where every detail reflects the warmth and comfort of a true southern home. With its captivating Wrap-Around Front Porch and Serene Surroundings, enjoy an idyllic escape from the hustle and bustle of everyday life. As you enter, be captivated by the Seamless Flow of Hardwood Floors that guide you from the Formal Dining Room to the inviting Family Fireside Family Room. The heart of the home, the stylish Kitchen, boasts Stainless Steel Appliances that harmonize perfectly with the rustic charm of Butcher Block Counters. A convenient Breakfast Bar adds a touch of casual dining, while the adjacent Breakfast Room offers access to a Rear Screened-In Porch - the ideal spot to savor your morning coffee. The Main Level Owner's Suite is a haven of luxury and comfort, featuring French Doors that open to the Screened-In Porch, where gentle breezes and nature's symphony create an oasis of relaxation. A Generously-Sized Walk-In Closet ensures ample storage, while the Spa-Style Ensuite showcases Dual Vanities and an Expansive Tiled Shower. An additional Half Bathroom on the main level adds convenience and completes the thoughtfully designed main living area. Upstairs, discover Two Spacious Bedrooms that share a charming Jack-and-Jill Style Bathroom, offering both privacy and convenience. Possibilities are endless in the Large Bonus Room, a versatile space perfect for creating a Playroom, Home Office, or even an inviting Guest Suite. Downstairs, the expansive Basement offers additional Entertaining space with French Doors that lead outside. Outside, a Large, Flat Yard is primed for Gardening, Pets, or Play. Additionally, a Large Parking Pad provides ample space to build a Detached Garage. Minutes to Shopping, Dining, Entertainment, and more with Easy Highway Access! Adjustment is for the difference in garage in the amount of \$4000.
- Sold 3** Welcome home to this gorgeous ranch style home located on a quiet culdesac in the swim and tennis community of Warren Creek. Meticulously maintained by its original owner, this home is a true gem and features an open floor plan, one-level living with master on main, and a HUGE unfinished basement stubbed and just waiting to be finished into your dream space. Custom built, this home has many upgrades you won't find in other homes within the community. Your entry foyer boasts high ceilings and blends seamlessly into an open, yet formal, dining space and a grand living space. Perfect for entertaining friends and family, the space features vaulted ceilings, a stone fireplace with surrounding built-ins, and tons of natural light from large picture windows. A spacious kitchen with breakfast nook, bay windows, and breakfast bar also opens to the living room and provides plenty of counter and storage space as well. A rear door off the kitchen breakfast nook leads you to a partially covered deck overlooking your private backyard sanctuary. The oversized primary suite features a luxurious floor plan complete with sitting room area and bay window, tray ceilings, his and hers closets and separate vanities, and a soaking tub and separate shower. To complete your one-level living experience, you will find two additional bedrooms with a jack & jill full bathroom, along with a half bathroom, laundry room with sink, access to your two car garage, and interior stairs to the basement. The full, unfinished, daylight basement boasts tall framing, a cedar closet, plenty of windows, and two areas of access to your backyard and patio underneath the deck. The possibilities are endless in this backyard space with plenty of privacy and level areas to create your perfect landscape. The exterior and interior of the home have been recently painted to provide a fresh start for its new owners. Conveniently located near grocery stores, restaurants, shopping and the Silver Comet Trail, do not miss this one! Adjustment is for the difference in sqft of \$7275, and lot size amount of \$10000.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The preparer of this report checked the mls and fmls systems for previous listing history but found none for subject for the last 12 months.			
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	\$450,000	\$450,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Suggested list price of subject is based on the sales and listings in the community and surrounding neighborhood of homes similar to subject in room count, sq ft, room count and style. A comp sold for more than the list price and this may be due to multiple offers received.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 225 Powder Creek Dr
Dallas, GA 30157



Front

L2 31 Ashley Ln
Hiram, GA 30141



Front

L3 20 Cove Dr
Hiram, GA 30141



Front

Sales Photos

S1 3224 Warren Creek Dr
Hiram, GA 30141



Front

S2 606 Morningside
Hiram, GA 30141



Front

S3 5716 Overlook Cir
Powder Springs, GA 30127



Front

ClearMaps Addendum

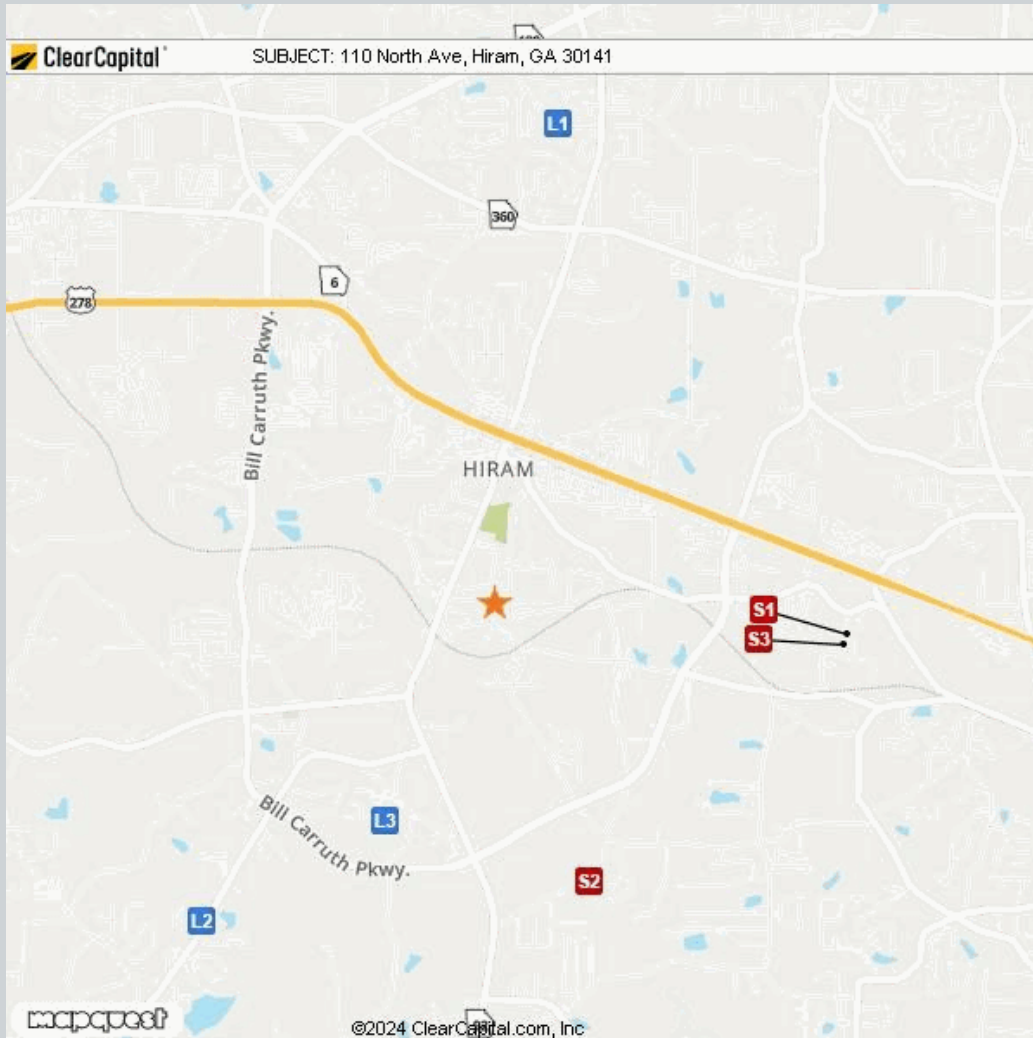
Address ★ 110 North Avenue, Hiram, GA 30141

Loan Number 57149

Suggested List \$450,000

Suggested Repaired \$450,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	110 North Avenue, Hiram, ga 30141	--	Parcel Match
L1 Listing 1	225 Powder Creek Dr, Dallas, GA 30157	2.75 Miles ¹	Parcel Match
L2 Listing 2	31 Ashley Ln, Hiram, GA 30141	2.46 Miles ¹	Parcel Match
L3 Listing 3	20 Cove Dr, Hiram, GA 30141	1.38 Miles ¹	Parcel Match
S1 Sold 1	3224 Warren Creek Dr, Hiram, GA 30141	2.02 Miles ¹	Parcel Match
S2 Sold 2	606 Morningside, Hiram, GA 30141	1.67 Miles ¹	Parcel Match
S3 Sold 3	5716 Overlook Cir, Powder Springs, GA 30127	2.00 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	Rose Udoumana	Company/Brokerage	Maximum One Realty Greater Atlanta
License No	179645	Address	4605 Rugosa Way Austell GA 30106
License Expiration	08/31/2028	License State	GA
Phone	6786977273	Email	fmu4@att.net
Broker Distance to Subject	7.11 miles	Date Signed	10/10/2024

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.