

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	3928 Shiver Road, Keller, TEXAS 76244	Order ID	9382334	Property ID	35491858
Inspection Date	06/04/2024	Date of Report	06/04/2024		
Loan Number	57633	APN	40313646		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	6.3_bpo_2	Tracking ID 1	6.3_bpo_2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Smithson Zachary	Condition Comments	
R. E. Taxes	\$7,560	The home does not have any deferred maintenance that needs to be addressed. The subject is in an established neighborhood close to shopping, a major road, and restaurants.	
Assessed Value	\$330,421		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	First Service Residential 8173807010		
Association Fees	\$350 / Year (Pool,Other: grounds)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is established and has a community area with a pool. The neighborhood has similar homes on similar lots and similar in construction.	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$449,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3928 Shiver Road	3732 Queenswood Ct.	3909 Carlsbad Way	4165 Tupelo Trail
City, State	Keller, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76244	76244	76244	76244
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.32 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,900	\$355,000	\$399,900
List Price \$	--	\$399,500	\$355,000	\$369,000
Original List Date		05/25/2024	02/29/2024	04/24/2024
DOM · Cumulative DOM	-- · --	9 · 10	54 · 96	38 · 41
Age (# of years)	20	21	21	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,502	2,354	2,446	2,225
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.142 acres	.152 acres	.139 acres	.126 acres
Other	--	--	--	--

* 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.

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

Listing 1 The comp is smaller in GLA, has 2 less bedrooms, a similar lot size. The comp is in the same neighborhood and is 2 stories as well built in similar years.

Listing 2 The comp is slightly smaller in GLA, has one less bedroom and a similar lot size. The comp is in the same neighborhood and is a 2 story as well.

Listing 3 The comp is smaller in GLA, has one less bedroom than the subject, built in similar years, and has a similar lot size in the same neighborhood.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3928 Shiver Road	8640 Arcadia Park Dr.	9008 Foxwood Dr.	4120 Jenny Lake Trail.
City, State	Keller, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76244	76244	76244	76244
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.34 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$386,000	\$365,000
List Price \$	--	\$300,000	\$386,000	\$355,000
Sale Price \$	--	\$325,000	\$365,000	\$315,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/08/2024	04/03/2024	03/06/2024
DOM · Cumulative DOM	-- · --	2 · 21	8 · 31	90 · 114
Age (# of years)	20	23	14	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,502	2,092	2,780	2,429
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.142 acres	.126 acres	.150 acres	.137 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$4,000	+\$7,000
Adjusted Price	--	\$340,000	\$369,000	\$322,000

* Sold 3 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** The comp is smaller in GLA, has 2 less bedrooms and a smaller lot than the subject. The comps is in the same neighborhood, built in similar years and similar in construction.
- Sold 2** The comp is larger in GLA, has one less bedroom, and is newer. The lot size is slightly larger, and the comp is in the same neighborhood and similar in construction.
- Sold 3** The comp is similar in GLA, has one less bedroom and is on a similar lot size. The comps is in the same neighborhood and is similar in construction.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The home was just sold on 5/24/2024			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/23/2024	\$365,000	05/16/2024	\$358,000	Sold	05/24/2024	\$316,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$340,000	\$340,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
Sold Comp #3 carried the most weight in the price opinion. All 3 comps are good comps and are in the same neighborhood and are all similar in construction and 2 story properties.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other



Other

Listing Photos

L1 3732 Queenswood Ct.
Fort Worth, TX 76244



Front

L2 3909 Carlsbad Way
Fort Worth, TX 76244



Front

L3 4165 Tupelo Trail
Fort Worth, TX 76244



Front

Sales Photos

S1 8640 Arcadia Park Dr.
Fort Worth, TX 76244



Front

S2 9008 Foxwood Dr.
Fort Worth, TX 76244



Front

S3 4120 Jenny Lake Trail.
Fort Worth, TX 76244



Front

ClearMaps Addendum

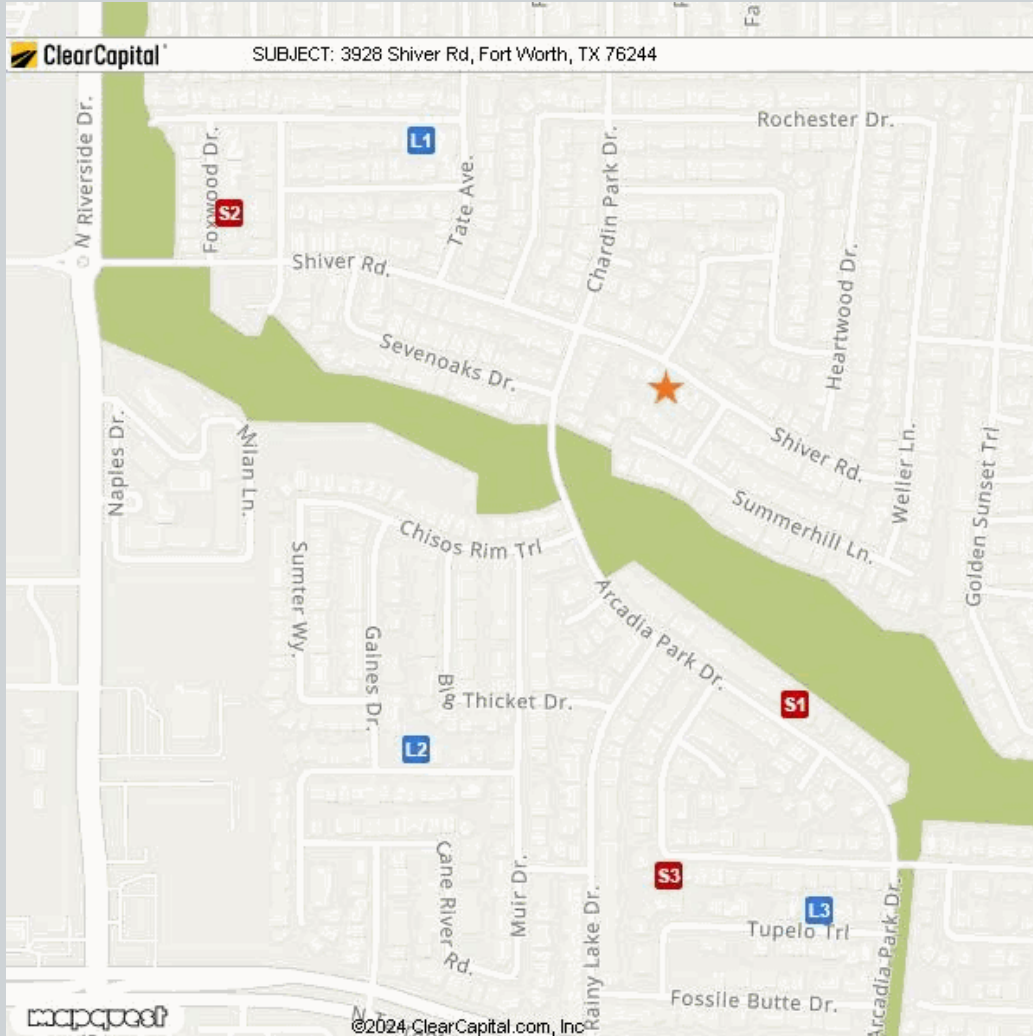
Address ★ 3928 Shiver Road, Keller, TEXAS 76244

Loan Number 57633

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3928 Shiver Road, Keller, Texas 76244	--	Parcel Match
L1 Listing 1	3732 Queenswood Ct., Keller, TX 76244	0.25 Miles ¹	Parcel Match
L2 Listing 2	3909 Carlsbad Way, Keller, TX 76244	0.32 Miles ¹	Parcel Match
L3 Listing 3	4165 Tupelo Trail, Keller, TX 76244	0.39 Miles ¹	Parcel Match
S1 Sold 1	8640 Arcadia Park Dr., Keller, TX 76244	0.25 Miles ¹	Parcel Match
S2 Sold 2	9008 Foxwood Dr., Keller, TX 76244	0.34 Miles ¹	Parcel Match
S3 Sold 3	4120 Jenny Lake Trail., Keller, TX 76244	0.35 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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

Broker Name	Annie Sovereign	Company/Brokerage	Worth Clark Realty
License No	739488	Address	173 W Main Street Ste 4 Azle TX 76020
License Expiration	07/31/2024	License State	TX
Phone	8178758028	Email	Annie@AnnieSellsTexas.com
Broker Distance to Subject	14.24 miles	Date Signed	06/04/2024

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 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.