

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	1610 Scuffletown Road, Fountain Inn, SC 29644	Order ID	9384086	Property ID	35495628
Inspection Date	06/04/2024	Date of Report	06/04/2024		
Loan Number	57707	APN	0555040101100		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs					
Order Tracking ID	6.4_bpo	Tracking ID 1	6.4_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BEACH MOUNTAIN HOLDINGS LLC	Condition Comments The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs from the street view. Due to not inspecting home other than from the street view the condition is an estimate.
R. E. Taxes	\$2,295	
Assessed Value	\$14,320	
Zoning Classification	Residential R-S	
Property Type	SFR	
Occupancy	Occupied	
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 The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection. Due to not personally inspecting each of the properties up close this is only an estimation. There does not appear to be any reo properties in the area at this time. The home is located on a golf course.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$238650 High: \$820100	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1610 Scuffletown Road	1804 Scuffletown Road	725 Torridon Lane	1606 Scuffletown Road
City, State	Fountain Inn, SC	Fountain Inn, SC	Simpsonville, SC	Fountain Inn, SC
Zip Code	29644	29644	29681	29644
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.14 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,724	\$495,000	\$599,999
List Price \$	--	\$477,724	\$495,000	\$599,999
Original List Date		02/17/2024	03/15/2024	05/02/2024
DOM · Cumulative DOM	-- · --	100 · 108	5 · 81	33 · 33
Age (# of years)	47	37	4	38
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road
View	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	1 Story Ranch	1 Story Contemporary	1.5 Stories Craftsman	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,423	2,452	2,774	2,324
Bdrm · Bths · ½ Bths	4 · 2	3 · 4	4 · 3 · 1	4 · 3 · 2
Total Room #	10	7	9	10
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	1.11 acres	1.41 acres	0.16 acres	1.10 acres
Other	--	--	--	detached 3 car

* Listing 1 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** Escape the monotony of cookie-cutter homes and embrace the allure of distinctiveness with this stunning contemporary masonry Stuccoresidence spanning 2500 sq ft. Nestled on a sprawling 1.41-acre lot adorned with mature trees, this private oasis beckons those seeking serenity and space. Step inside to discover an inviting, open-concept layout characterized by its airy ambiance and thoughtful design. The home boasts a spacious split floor plan, ensuring optimal privacy and comfort for all occupants. Each of the bedrooms is accompanied by its own updated full bath, offering convenience and luxury at every turn. A fourth full bath conveniently leads to a generously sized sunken bonus room, presenting the perfect opportunity for an in-law suite with a separate entrance. Meanwhile, the recently renovated kitchen impresses with its sleek new cabinets, granite countertops, tile backsplash, and top-of-the-line stainless-steel appliances, creating a culinary haven for aspiring chefs and entertainers alike. Warmth and sophistication permeate throughout the home, accentuated by two beautifully tiled fireplaces adorned with chunky wood mantels. Modern touches abound, including stylish lighting fixtures, recessed lighting, and luxury vinyl plank flooring, elevating the ambiance to new heights. Additional highlights include a new roof for peace of mind and a striking hall accent wall in the foyer, adding a touch of personality to the space. Step outside onto the expansive back deck and immerse yourself in the tranquility of the countryside, where sightings of deer in the backyard are a common occurrence. Conveniently located just minutes from downtown Fountain Inn and the vibrant Five Forks area of Woodruff Rd, this exceptional property offers the perfect blend of rural charm and urban convenience. Don't miss this rare opportunity to experience luxurious living in a one-of-a-kind setting.
- Listing 2** Welcome to your new home in the highly coveted Jones Mill Crossing neighborhood! This 4-bedroom, 3.5-bathroom gem is a rare find, offering a charming southern-style front porch that sets the tone for the elegance within. As you step inside, you'll be greeted by a wide entry hall adorned with upgraded lighting, leading you to the spacious and inviting living spaces. The bedrooms in this home are generously sized, providing ample room for comfort and relaxation. The jack-and-jill style bathroom with dual sinks adds convenience and functionality for busy mornings. One of the highlights of this property is the large laundry room, making household chores a breeze. Glass-paned French doors open up to an expansive open living area, complete with a cozy gas log fireplace for cozy gatherings during chilly evenings. The 10-foot tray ceilings add a touch of luxury and airiness to the home, while a separate living area offers versatility for various lifestyle needs. The massive kitchen island is a chef's dream, providing plenty of space for meal prep and casual dining. With its prime location within walking distance to the top-rated Rudolph Gordon elementary & middle school, this home combines comfort, convenience, and quality living.
- Listing 3** Picture yourself sitting poolside with an ice cold beverage, enjoying a spectacular sunset over the lush green grass of the 2nd fairway at Carolina Springs golf course. Now imagine doing this in your own backyard! 1606 Scuffletown offers resort living without all the fees because there is NO HOA! This amazing home has so much to offer beginning with extensive landscaping adorning the perimeter of this private 1.1 acre gated lot. Once on the property you will find plenty of parking in the form of a 2 car attached garage, 24 x 30 detached garage, a long paved driveway and extra gravel pad. Inside this lovely 4 bed, 2.5 bath home you will find many upgrades including newer Pella windows, craftsman style front door, new lighting and ceiling fans throughout and it's prewired for generator backup. Beautiful hard wood floors can be found in the halls, all 4 spacious bedrooms, the dining room and the living room which also offers a wood burning fireplace. Tile floors can be found in the bathrooms and in the kitchen which also features granite countertops, real wood cabinets with glass doors, stainless steel appliances including a gas stove and new Bosch dishwasher, deep pantry and breakfast nook overlooking the pool outback! The master bathroom has been fully remodeled to resemble an Italian Spa with ornate vanity & mirrors, dual sinks with granite countertops, oil rubbed bronze fixtures, tile floors that extend up the walls and into the shower, a heated towel rack, large glass slider shower door and a sky light that allows that natural sunlight to pour in! Now let's head out back on to the low maintenance Trex deck, 20x42, with 2 built in pergolas, overlooking the 24,000 gallon Grecian style pool with diving board, gas pool heater and expansive concrete pool deck. The view is spectacular as you gaze upon 15 rose bushes, white vinyl fencing and the gazebo with the 2nd fairway in the background. Some other notable features include the large, fenced in, garden where you could grow your own crop of tomatoes, peppers, cucumbers etc. Behind the detached garage is an elaborate chicken coop/ chicken run, ready for new tenants and an 8x8 shed. Speaking of the detached garage, this is no ordinary storage space. It's big, fitting up to 3 cars, tall ceilings, also prewired for generator backup. It's also fully heated and cooled courtesy of a mini split system that's been installed. Additionally it has a half bath with stainless steel utility sink. Above the garage is a "carriage house" or studio apartment with its own private electric meter, bamboo wood floors, sink, oven, refrigerator, microwave and full bath with stand up shower. The property also features a well, that has been abandoned. Zoned for award winning schools and just minutes from downtown Fountain Inn and Simpsonville this home has it all. Be sure to schedule your private tour today! No access into the lower part of the detached garage at this time.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1610 Scuffletown Road	201 Meadowlark Lane	1664 Scuffletown Road	195 Pheasant Way
City, State	Fountain Inn, SC	Fountain Inn, SC	Fountain Inn, SC	Fountain Inn, SC
Zip Code	29644	29644	29644	29644
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.30 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$475,000	\$550,000
List Price \$	--	\$525,000	\$475,000	\$550,000
Sale Price \$	--	\$475,000	\$475,000	\$560,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/27/2023	05/10/2024	02/29/2024
DOM · Cumulative DOM	-- · --	69 · 97	17 · 60	3 · 37
Age (# of years)	47	46	29	16
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential
View	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Charletson	2 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,423	2,200	2,417	2,200
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	10	9	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	Pool - Yes
Lot Size	1.11 acres	1.20 acres	0.74 acres	0.79 acres
Other	--	--	--	--
Net Adjustment	--	+\$11,050	+\$6,258	+\$12,519
Adjusted Price	--	\$486,050	\$481,258	\$572,519

* 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** BACK ON THE MARKET AT ABSOLUTELY NO FAULT OF THE SELLERS! Buyers backed out a week before closing! They failed to communicate with their agent and signed over their earnest money. Their loss is your gain! Welcome to this charming 1978-built home located at 201 Meadowlark Lane in the heart of Fountain Inn, SC! Boasting almost 2100 square feet of comfortable living space, this well-maintained residence offers three bedrooms, two bathrooms, and a host of delightful features. As you approach the property, you'll appreciate the convenience of a paved and fenced-in driveway, ensuring both privacy and ample parking space for you and your guests. The exterior also presents an inviting in-ground pool, perfect for those hot South Carolina summers, creating your own oasis for relaxation and entertainment. Inside, you'll discover an open-style kitchen and living room, providing an ideal setting for gatherings with family and friends. The split floor plan design separates the spacious master bedroom from the secondary bedrooms, offering privacy and tranquility. With three bedrooms in total, there's plenty of room for everyone to enjoy their personal space. The sellers also fully refinished the sun room which now joins the interior space and is perfect for lounging after a long day on the golf course or by the pool. One of the unique perks of this property is its location. Situated on the fairway side of the signature par 4 3rd hole within the Carolina Springs Golf Course, golf enthusiasts will appreciate the convenience of having a premier course practically in their backyard. And the best part? No mandatory HOA, giving you more freedom to make this house truly your own. If you happen to find it useful, the sellers constructed an over 800 sq ft detached garage/workshop that is a perfect space of storage, hobbies, or quite possibly a mother-in-law suite if you find that it would suit your needs. Not to mention that the detached garage and workspace has electricity and a dedicated heating and cooling system to ensure your comfort all year round! Also, families with school-age children will be pleased to know that Rudolph Gordon Elementary School, rated 7/10 on GreatSchools.org, is just minutes away. Education and convenience go hand in hand when you call 201 Meadowlark Lane home. Don't miss out on this fantastic opportunity to own a well-cared-for home in a desirable location. Schedule a viewing today and discover the perfect blend of comfort, style, and convenience in this Fountain Inn gem!
- Sold 2** This meticulously maintained home offers an ideal living experience situated on a 3/4 Acre lot, along the First Fairway of Carolina Springs Golf Course. Move-in ready, the property has a range of desirable features that cater to comfort, functionality and aesthetic appeal! Beautiful kitchen with granite countertops and stainless steel appliances includes breakfast area with bay window and door leading to lovely backyard. Enhancing the charm of this home, you will find an expansive front porch on the main level providing an inviting space to relax, and an upstairs porch above, off of the master bedroom offers a private retreat. The side entry garage gives that extra added curb appeal and has an oversized layout for ample storage space and has a yard door that further enhances accessibility to the backyard. The lovely screened porch and covered brick patio overlook the level landscaped backyard complete with a fire pit. In summary, this meticulously maintained home on Carolina Springs Golf Course offers a blend of comfort, style, and functionality!!! Hurry before it's too late!!!
- Sold 3** This large ranch home is a spacious and well-designed residence with vaulted ceilings that add a touch of grandeur to the living spaces. The fenced yard provides security and privacy, enclosing a beautiful pool area that adds both aesthetic appeal and recreational opportunities. A screened porch overlooks the backyard providing outdoor living with protection from the elements. Inside, the house boasts hardwood floors throughout, creating a warm and timeless ambiance. With 3 bedrooms and 2 bathrooms, it offers comfortable living arrangements. The private suite master bedroom is a luxurious retreat, featuring its own bathroom and convenient access to the outdoors through doors that lead to the exterior. The 3-car garage not only provides shelter for vehicles but also includes room for a workshop, catering to hobbyists and DIY enthusiasts. The expansive .79-acre lot adds to the sense of spaciousness, and the property backs up to woods, ensuring a tranquil and private setting. The fact that it's a custom-built home speaks to the attention to detail and unique features that make it stand out. Situated in a rural area, the home offers a serene and peaceful environment, yet it's only minutes away from the charming towns of Fountain Inn and Simpsonville. This combination of rural tranquility and proximity to quaint communities provides a perfect balance for those seeking a customized and idyllic living experience.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was not located in the mls.			
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	\$495,000	\$495,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$465,000	--
Comments Regarding Pricing Strategy		
<p>The home was priced based on the comps, condition, exterior viewing, and the local area. THIS IS NOT AN APPRAISAL. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions. This report is a Broker Price Opinion and in no way is to be used as a replacement of an appraisal or deemed to be an appraisal. This is only an opinion as I am only a Real Estate agent and not acting as an appraiser. This market analysis may not be used for the purposes of obtaining financing in a federally related transaction and I have presented the dollars for this property as PRICE, not VALUE. I am a licensed real estate Broker exempt from SC appraisal license law per SC Code 40-60-30. Rent values are only an estimate.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1804 Scuffletown Road
Fountain Inn, SC 29644



Front

L2 725 Torridon Lane
Simpsonville, SC 29681



Front

L3 1606 Scuffletown Road
Fountain Inn, SC 29644



Front

Sales Photos

S1 201 Meadowlark Lane
Fountain Inn, SC 29644



Front

S2 1664 Scuffletown Road
Fountain Inn, SC 29644



Front

S3 195 Pheasant Way
Fountain Inn, SC 29644



Front

ClearMaps Addendum

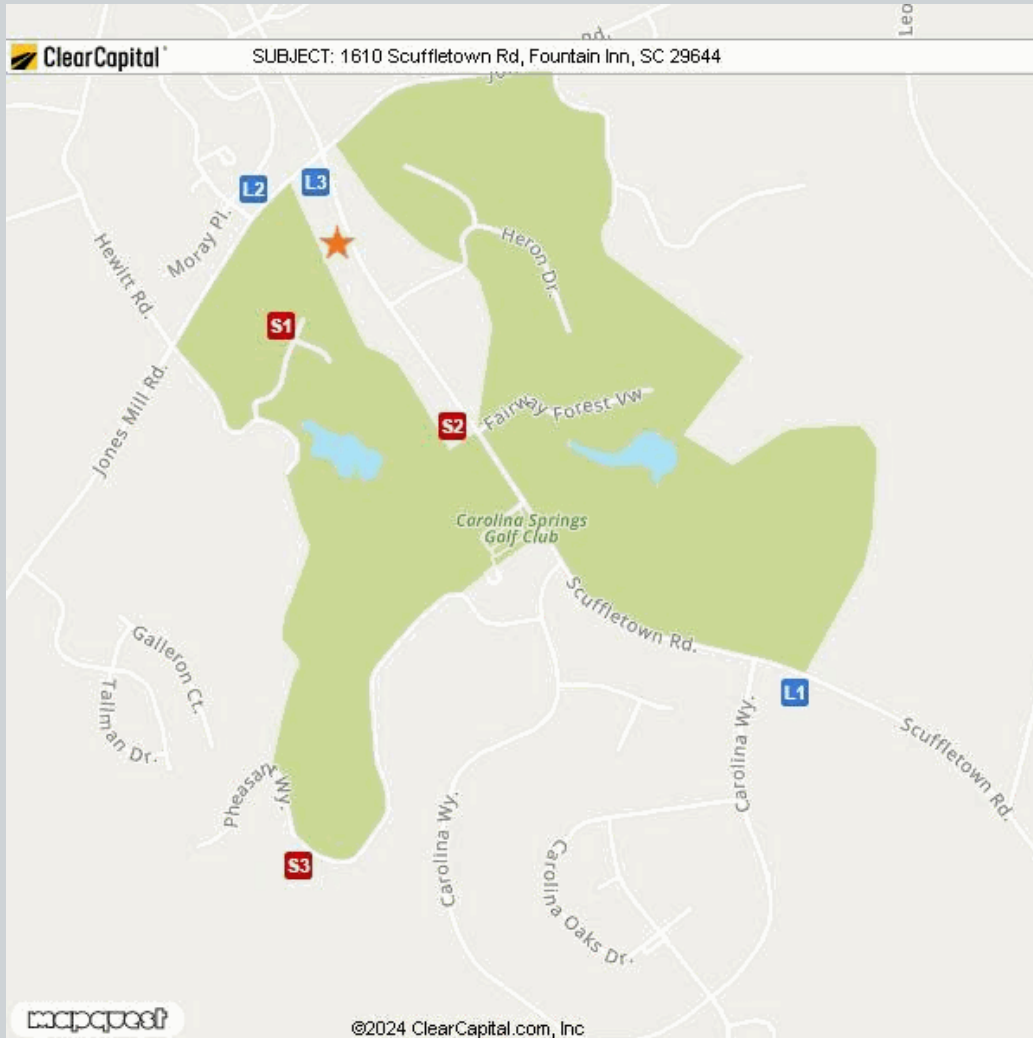
Address ★ 1610 Scuffletown Road, Fountain Inn, SC 29644

Loan Number 57707

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1610 Scuffletown Road, Fountain Inn, SC 29644	--	Parcel Match
L1 Listing 1	1804 Scuffletown Road, Fountain Inn, SC 29644	0.90 Miles ¹	Parcel Match
L2 Listing 2	725 Torridon Lane, Simpsonville, SC 29681	0.14 Miles ¹	Parcel Match
L3 Listing 3	1606 Scuffletown Road, Fountain Inn, SC 29644	0.09 Miles ¹	Parcel Match
S1 Sold 1	201 Meadowlark Lane, Fountain Inn, SC 29644	0.14 Miles ¹	Parcel Match
S2 Sold 2	1664 Scuffletown Road, Fountain Inn, SC 29644	0.30 Miles ¹	Parcel Match
S3 Sold 3	195 Pheasant Way, Fountain Inn, SC 29644	0.88 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	Jeffrey Thompson	Company/Brokerage	Upstate Realty & Associates
License No	79692	Address	201 Misty Meadow Dr Greenville SC 29615
License Expiration	06/30/2024	License State	SC
Phone	8646313099	Email	jthompson8405@gmail.com
Broker Distance to Subject	7.32 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 market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.

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.