

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	130 Sweetwood Way, Roswell, GA 30076	Order ID	9387512	Property ID	35503287
Inspection Date	06/05/2024	Date of Report	06/05/2024		
Loan Number	57717	APN	12 231305680973		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs					
Order Tracking ID	6.5_bpo	Tracking ID 1	6.5_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	TAWANNA Y DORSEY	Condition Comments	
R. E. Taxes	\$4,305	The subject property is in fair condition and does not require any major repairs.	
Assessed Value	\$152,520		
Zoning Classification	Residential R5		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Excellent		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Homeside Properties		
Association Fees	\$789 / Year (Pool,Landscaping,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject property conforms to the neighborhood because all the homes are similar style and do not require any major repairs. The current use for the homes are for single family residency.	
Sales Prices in this Neighborhood	Low: \$377900 High: \$860100		
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	130 Sweetwood Way	9480 Hillside Dr	230 Truehedge Trce	105 Floss Flower Ct
City, State	Roswell, GA	Roswell, GA	Roswell, GA	Roswell, GA
Zip Code	30076	30076	30076	30076
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.64 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$479,000	\$510,000	\$535,000
List Price \$	--	\$479,000	\$510,000	\$535,000
Original List Date		05/07/2024	05/03/2024	05/01/2024
DOM · Cumulative DOM	-- · --	29 · 29	33 · 33	35 · 35
Age (# of years)	54	49	45	43
Condition	Excellent	Excellent	Excellent	Excellent
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 ; Water
Style/Design	1.5 Stories Traditonal	1.5 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,207	1,824	2,192	2,570
Bdrm · Bths · ½ Bths	3 · 3 · 1	4 · 3	3 · 2 · 1	3 · 3 · 1
Total Room #	7	7	6	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	--	Pool - Yes	--	--
Lot Size	0.2663 acres	0.24 acres	0.23 acres	0.27 acres
Other	--	--	--	--

* 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.

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

Listing 1 The property is superior to the subject property because it has similar room count, lot size, close in abve GLA square footage. The property does not have any inferior.

Listing 2 The property is superior to subject property with similar parking style, lot size, close in above GLA square footage. The property has full level for floor.

Listing 3 The property is superior to the subject property similar room count, lot size, parking style, and close in distance. The property is inferior due to having a large above GLA square footage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	130 Sweetwood Way	105 Windward Ln	140 Hillside Ln	665 Sailwind Dr
City, State	Roswell, GA	Roswell, GA	Roswell, GA	Roswell, GA
Zip Code	30076	30076	30076	30076
Datasource	Tax Records	Public Records	Public Records	MLS
Miles to Subj.	--	0.25 ¹	0.17 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$440,000	\$482,000
List Price \$	--	\$450,000	\$440,000	\$476,000
Sale Price \$	--	\$472,000	\$440,000	\$469,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/13/2024	01/25/2024	05/22/2024
DOM · Cumulative DOM	-- · --	1 · 36	1 · 78	103 · 103
Age (# of years)	54	45	50	50
Condition	Excellent	Excellent	Excellent	Excellent
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	1.5 Stories Traditonal	1.5 Stories Split Level	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,207	1,848	2,880	2,166
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 2	3 · 2	4 · 3
Total Room #	7	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Detached 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	0.2663 acres	0.09 acres	0.29 acres	0.28 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,421	+\$10,532	+\$10,765
Adjusted Price	--	\$479,421	\$450,532	\$479,765

* 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 property is superior to the subject property because it has similar style of home, close in above GLA square footage, and close in distance. The property is inferior to the subject property because it has smaller lot size and one car garage.
- Sold 2** The property is superior to the subject property because it has 2 car garage and close in lot size. The property is inferior the subject property because it has a large above GLA square footage, less room count, and detached gargage space.
- Sold 3** The property is superior to because it similar above GLA square footage, lot size, similar room count, parking stlye and close in distance. The property does not have inferior to subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The property is currently on the market sinc 04/20/2024					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# 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
02/22/2024	\$500,000	04/01/2024	\$511,900	Withdrawn	04/16/2024	\$511,900	MLS
04/20/2024	\$499,900	06/05/2024	\$499,999	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$465,000	\$465,000
Sales Price	\$465,000	\$465,000
30 Day Price	\$465,000	--
Comments Regarding Pricing Strategy		
<p>After carefully reviewing the sold/active listing, the "As is" price should be about \$465,000. The current properties that sold have similar above GLA square footage, lot size, similar room count, attached garage parking space, and close in proximity in distance. The properties on the active market are inferior only due to the style of home. The guideline to choose the subject/comparable listing was to get within distance, square footage (GLA), lot size, age, room count, style of home, basement area, and garage parking space.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



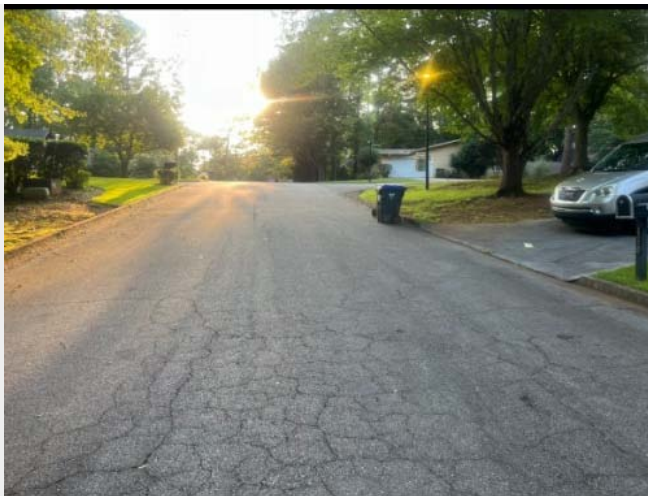
Address Verification



Side



Side



Street



Other

Listing Photos

L1 9480 Hillside Dr
Roswell, GA 30076



Front

L2 230 Truehedge Trce
Roswell, GA 30076



Front

L3 105 Floss Flower Ct
Roswell, GA 30076



Front

Sales Photos

S2 140 Hillside Ln
Roswell, GA 30076



Front

S3 665 Sailwind Dr
Roswell, GA 30076



Front

ClearMaps Addendum

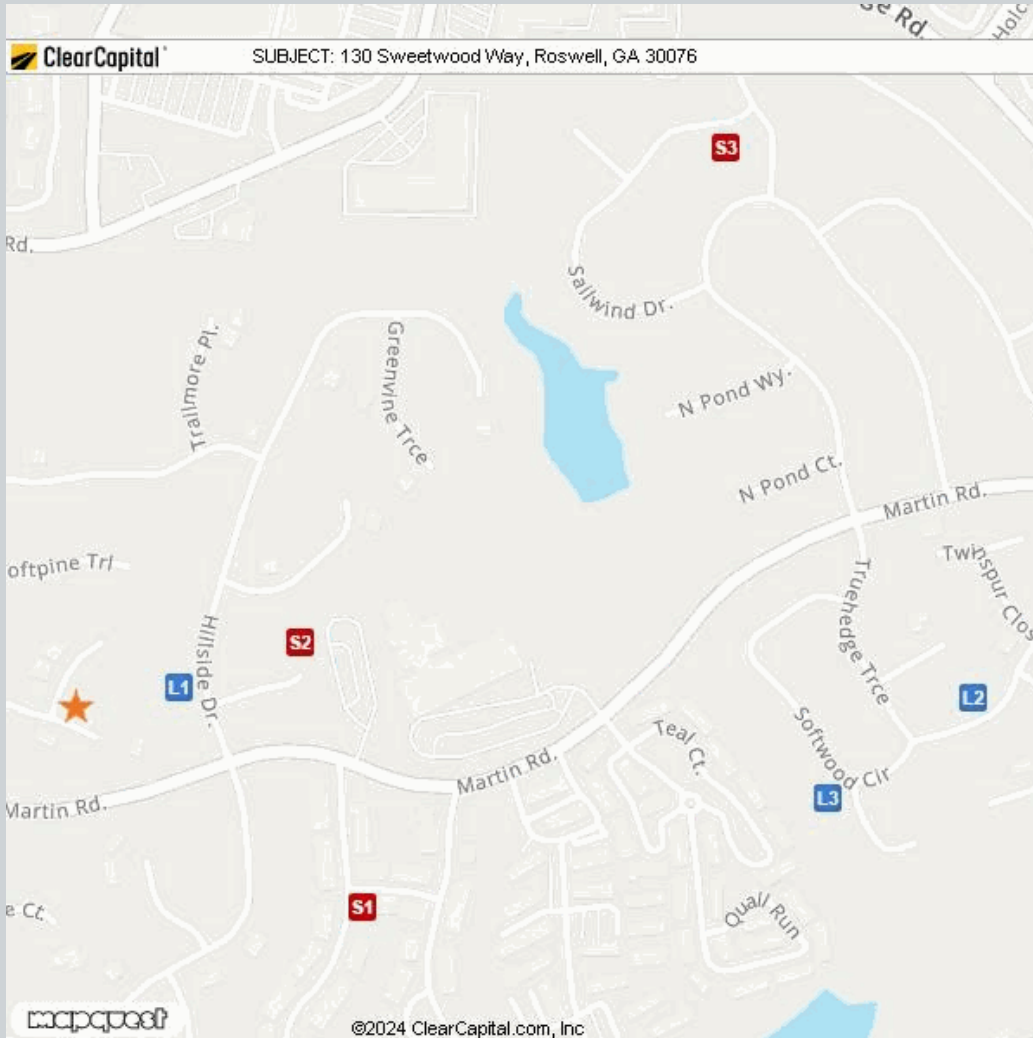
Address ★ 130 Sweetwood Way, Roswell, GA 30076

Loan Number 57717

Suggested List \$465,000

Suggested Repaired \$465,000

Sale \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	130 Sweetwood Way, Roswell, GA 30076	--	Parcel Match
L1 Listing 1	9480 Hillside Dr, Roswell, GA 30076	0.08 Miles ¹	Parcel Match
L2 Listing 2	230 Truehedge Trce, Roswell, GA 30076	0.64 Miles ¹	Parcel Match
L3 Listing 3	105 Floss Flower Ct, Roswell, GA 30076	0.54 Miles ¹	Parcel Match
S1 Sold 1	105 Windward Ln, Roswell, GA 30076	0.25 Miles ¹	Parcel Match
S2 Sold 2	140 Hillside Ln, Roswell, GA 30076	0.17 Miles ¹	Parcel Match
S3 Sold 3	665 Sailwind Dr, Roswell, GA 30076	0.61 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	Camille Simpson	Company/Brokerage	Exp Realty LLC
License No	404105	Address	5675 Roswell Road Sandy Springs GA 30342
License Expiration	10/31/2024	License State	GA
Phone	5164108136	Email	milliethrealtor@gmail.com
Broker Distance to Subject	7.67 miles	Date Signed	06/05/2024

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.