

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	11202 Radford Lane, Houston, TX 77099	<b>Order ID</b>	9467850	<b>Property ID</b>	35661730
<b>Inspection Date</b>	07/11/2024	<b>Date of Report</b>	07/13/2024		
<b>Loan Number</b>	57867	<b>APN</b>	1023790000013		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	7.10_bpo	<b>Tracking ID 1</b>	7.10_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	N M CHANDRABOSE	Subject appears to be in average condition with no noted repairs from exterior drive by viewing.
<b>R. E. Taxes</b>	\$2,740	
<b>Assessed Value</b>	\$239,000	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Parkglen HOA 000-000-0000	
<b>Association Fees</b>	\$120 / Year (Pool,Other: Playground)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

		Neighborhood Comments
<b>Location Type</b>	Suburban	Parkglen is an established and well maintained community located near all services and major highways.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$240,000 High: \$300,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	11202 Radford Lane	10919 Montverde Ln	11427 Radford Ln	11022 Montverde Ln
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77099	77099	77099	77099
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.18 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,000	\$238,000	\$275,000
<b>List Price \$</b>	--	\$299,000	\$238,000	\$275,000
<b>Original List Date</b>		07/03/2024	06/18/2024	05/14/2024
<b>DOM · Cumulative DOM</b>	-- · --	9 · 10	24 · 25	59 · 60
<b>Age (# of years)</b>	52	52	53	52
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,752	2,007	1,660	1,567
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.16 acres	0.17 acres
<b>Other</b>	Partially fenced	Partially fenced	Partially fenced	Partially fenced

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Beautifully remodeled home with new flooring, fully remodeled bathrooms, brand new cabinets, light fixtures, and BRANDNEW appliances. Conveniently located near HWY59 and Beltway 8, this charming one-story property offers 3 bedrooms, 2 bathrooms, and a 2-car garage. Good location and quick access to major highways, don't miss out on making this your own. Schedule a showing today!
- Listing 2** Welcome to your new abode at 11427 Radford Lane, conveniently located in the heart of Houston, Texas. Prime location near Southwest Freeway and Beltway 8 allows easy access across the city. This lovingly maintained single-family residence is a testament to both comfort and convenience, offering an unparalleled living experience with spacious rooms and high ceilings. Per Seller, NEW garbage DISPOSAL (Spring 2024), NEW DISHWASHER (Spring 2024), wood floor in dining room, no flooding. Retreat to one of the three generously-sized bedrooms, each offering plush carpeting, ample closet space, and abundant natural light. Don't miss the opportunity to make this stunning residence your new home. Schedule your private showing today!
- Listing 3** Completely remodeled and move in ready! This inviting home offers a blend of comfort and convenience with designer finishes throughout! Boasting three bedrooms and two full bathrooms, the residence is thoughtfully designed to provide a welcoming living experience. Upon entering, you'll be greeted by a spacious kitchen, seamlessly connected to the living space. The living room has a cozy fireplace with brick mantle. The home's design extends to the outdoors, with a large covered patio in the backyard providing an ideal space for relaxation or entertaining. Conveniently situated near 69 and Beltway 8, this residence offers easy access to major transportation routes, ensuring a seamless connection to surrounding amenities, shopping centers, and entertainment options.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	11202 Radford Lane	10858 Radford Ln	11715 Brighton Ln	11415 Brook Meadows Ln
<b>City, State</b>	Houston, TX	Houston, TX	Stafford, TX	Stafford, TX
<b>Zip Code</b>	77099	77099	77477	77477
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.40 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$289,990	\$289,900
<b>List Price \$</b>	--	\$250,000	\$289,990	\$289,900
<b>Sale Price \$</b>	--	\$250,000	\$288,990	\$289,900
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	01/25/2024	06/07/2024	02/13/2024
<b>DOM · Cumulative DOM</b>	-- · --	48 · 48	50 · 50	40 · 40
<b>Age (# of years)</b>	52	53	53	54
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,752	1,761	1,759	1,749
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.21 acres	0.16 acres	0.16 acres
<b>Other</b>	Partially fenced	Partially fenced	Partially fenced	Partially fenced
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$250,000	\$288,990	\$289,900

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Welcome to this charming 3 bedroom, 2 bathroom home with a formal dining area, inviting foyer, and spacious living room seamlessly connected to the kitchen and breakfast room. Embrace the potential of the bonus room, perfect for a office or play area. This home offers an ideal canvas for those eager to infuse their personal touch. Enjoy the benefits of the active civic association. Updates list available upon request.
- Sold 2** MOVE IN READY!!! Prime location -- Conveniently located, with EASY access to Beltway 8, Grand Parkway, US 59, 610 Loop, and just minutes from everything Downtown Houston has to offer!! Zoned to highly acclaimed Fort Bend ISD! This 3 bedroom, 2 bath features fresh interior and exterior paint, GOURMET GRANITE kitchen with brand new stainless double ovens, gas cooktop, and dishwasher. Kitchen also features subway tile backsplash, TONS of cabinet space, and breakfast nook just right off kitchen. OPEN family room with HIGH ceilings, gas log fireplace, and RICH wood-like tile throughout entire home! PRIVATE primary retreat with WALK-IN closet! SPACIOUS secondary bedrooms, formal dining room and so much more! RELAXING backyard with COVERED patio -- Perfect for entertaining! Call and schedule your private showing!!
- Sold 3** Spacious, well-maintained home located in the desirable City of Meadows Place! 4 bed, 2 bath house with vaulted-ceiling family room, spacious bedrooms, and plenty of natural light throughout. The primary suite features a walk-in closet, recent ceiling fan, and shower with glass door. Three secondary bedrooms with walk-in closets, a full bathroom, and an indoor laundry room are just down the hall. The washer and dryer stay! The kitchen has been updated with new cabinets, countertops, appliances (fridge stays!), and recessed can lighting. There is plenty of space to relax, play, and entertain in the backyard. The 2-car garage features insulated garage doors and two walls of storage cabinets. Recent driveway and foundation repair with warranty! No HOA/MUD. Zoned to the recently rebuilt Meadows Elementary school in Fort Bend ISD! Meadows Place has its own Police, Fire, EMS, pool, tennis courts, nature center, beautiful lake, & a low tax rate!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No subject nor sales history for the subject in the local MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$280,000	\$280,000
<b>Sales Price</b>	\$280,000	\$280,000
<b>30 Day Price</b>	\$275,000	--
<b>Comments Regarding Pricing Strategy</b>		
I used the CMA I pulled to get the values in this market.		

## 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



Street



## Listing Photos

**L1** 10919 Montverde Ln  
Houston, TX 77099



Front

**L2** 11427 Radford Ln  
Houston, TX 77099



Front

**L3** 11022 Montverde Ln  
Houston, TX 77099



Front



## Sales Photos

**S1** 10858 Radford Ln  
Houston, TX 77099



Front

**S2** 11715 Brighton Ln  
Stafford, TX 77477



Front

**S3** 11415 Brook Meadows Ln  
Stafford, TX 77477



Front

### ClearMaps Addendum

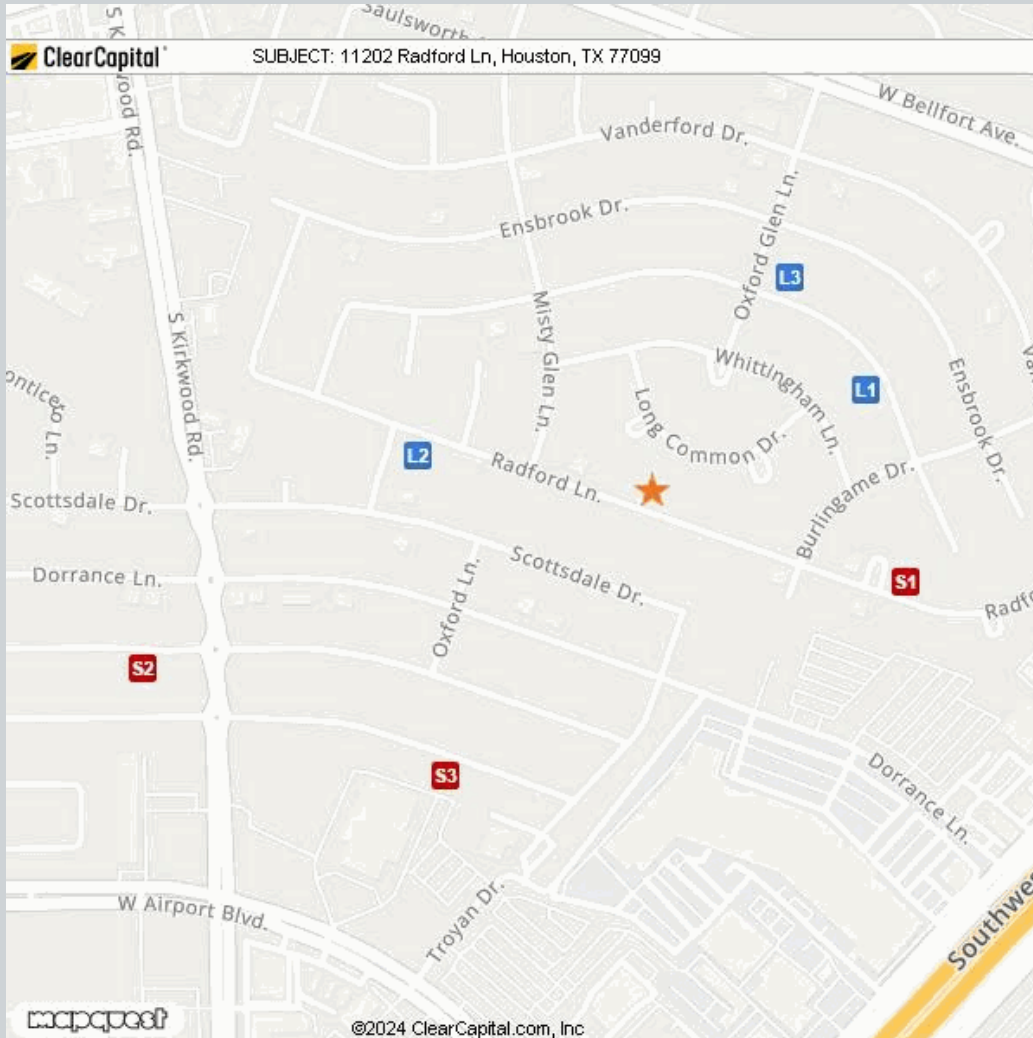
**Address** ★ 11202 Radford Lane, Houston, TX 77099

**Loan Number** 57867

**Suggested List** \$280,000

**Suggested Repaired** \$280,000

**Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11202 Radford Lane, Houston, TX 77099	--	Parcel Match
L1 Listing 1	10919 Montverde Ln, Houston, TX 77099	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11427 Radford Ln, Houston, TX 77099	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11022 Montverde Ln, Houston, TX 77099	0.19 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10858 Radford Ln, Houston, TX 77099	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11715 Brighton Ln, Stafford, TX 77477	0.40 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11415 Brook Meadows Ln, Stafford, TX 77477	0.26 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 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 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.

## Report Instructions - cont.

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

<b>Broker Name</b>	Nicole Hudson	<b>Company/Brokerage</b>	Ultimate Realty
<b>License No</b>	526170	<b>Address</b>	2319 Cezanne Cir Missouri City TX 77459
<b>License Expiration</b>	03/31/2026	<b>License State</b>	TX
<b>Phone</b>	8328807750	<b>Email</b>	realtornikki@me.com
<b>Broker Distance to Subject</b>	11.84 miles	<b>Date Signed</b>	07/13/2024

*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.**