

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	3 Glendale Court, Roanoke, TEXAS 76262	Order ID	9604422	Property ID	35924073
Inspection Date	09/10/2024	Date of Report	09/13/2024		
Loan Number	58362	APN	R72595		
Borrower Name	WH1 LLC	County	Denton		

Tracking IDs					
Order Tracking ID	9.9_BPO	Tracking ID 1	9.9_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SHON BOICE	Condition Comments	
R. E. Taxes	\$838,776	Did not observe any damage to the property or a need to repair the exterior. Unsure if the property was occupied or vacant.	
Assessed Value	\$650,000		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The neighborhood is established with conforming homes. There are schools, parks, and businesses near by. t	
Sales Prices in this Neighborhood	Low: \$510800 High: \$1782500		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3 Glendale Court	1 Crickett Ct	11 Valley Wood Ct	9 Heritage Ct
City, State	Roanoke, TEXAS	Trophy Club, TX	Roanoke, TX	Trophy Club, TX
Zip Code	76262	76262	76262	76262
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.25 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$679,000	\$650,000	\$599,000
List Price \$	--	\$679,900	\$629,900	\$565,000
Original List Date		06/05/2024	06/19/2024	06/12/2024
DOM · Cumulative DOM	-- · --	99 · 100	85 · 86	92 · 93
Age (# of years)	44	41	39	45
Condition	Average	Good	Good	Good
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 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,837	2,772	2,994	2,626
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	5 · 3 · 1	4 · 3
Total Room #	12	12	14	12
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	.25 acres	0.32 acres	0.31 acres	0.27 acres
Other	--	--	--	--

* Listing 3 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 superior to the property. it has .5 bathrooms, but it is younger and good condition.

Listing 2 The comp is superior to the property. it has .5 bathrooms, but it is younger and good condition. It also has additional living space.

Listing 3 This comparable is similar to the subject property. It is slightly inferior. I would make adjustments due to the age being older than the subject and the lack of living space.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3 Glendale Court	5 Colonial Ct	534 Indian Creek Dr	3 Greenbriar Ct
City, State	Roanoke, TEXAS	Roanoke, TX	Roanoke, TX	Trophy Club, TX
Zip Code	76262	76262	76262	76262
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.73 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$623,000	\$699,000	\$449,900
List Price \$	--	\$623,000	\$699,999	\$449,900
Sale Price \$	--	\$623,000	\$682,500	\$485,000
Type of Financing	--	Conventional	Assumed	Conventional
Date of Sale	--	02/29/2024	07/12/2024	04/15/2024
DOM · Cumulative DOM	-- · --	28 · 28	69 · 69	40 · 40
Age (# of years)	44	43	38	46
Condition	Average	Average	Good	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	1 Story Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,837	2,769	2,890	1,990
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	12	10	12	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 4 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	.25 acres	0.26 acres	0.29 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,000	-\$50,000	+\$150,000
Adjusted Price	--	\$648,000	\$632,500	\$635,000

* 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 comparable is inferior, although it has 4 garages. It is lacking living space. The adjustments are made due to the living space.
- Sold 2** The comparable is superior. It has a pool, and it has two stories. The adjustments are made due to the functionality of the home and amenities.
- Sold 3** This comparable is similar to the subject property. It was a quick sale property. There is no evidence that the property is or was distressed. Make adjustments for the lack of living space and the quick sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history.			
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	\$647,500	\$647,500
Sales Price	\$638,900	\$638,900
30 Day Price	\$599,999	--
Comments Regarding Pricing Strategy		
The listing price is based off of the observed sales and the considered market increase. The sales price and 30 day price is in the considered range of the sold prices of all the listings and the considered adjustments and status of the market for an average condition property in the and area.		

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



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Side



Street



Street



Street

Listing Photos

L1 1 Crickett Ct
Trophy Club, TX 76262



Front

L2 11 Valley Wood Ct
Roanoke, TX 76262



Front

L3 9 Heritage Ct
Trophy Club, TX 76262



Front

Sales Photos

S1 5 Colonial Ct
Roanoke, TX 76262



Front

S2 534 Indian Creek Dr
Roanoke, TX 76262



Front

S3 3 Greenbriar Ct
Trophy Club, TX 76262



Front

ClearMaps Addendum

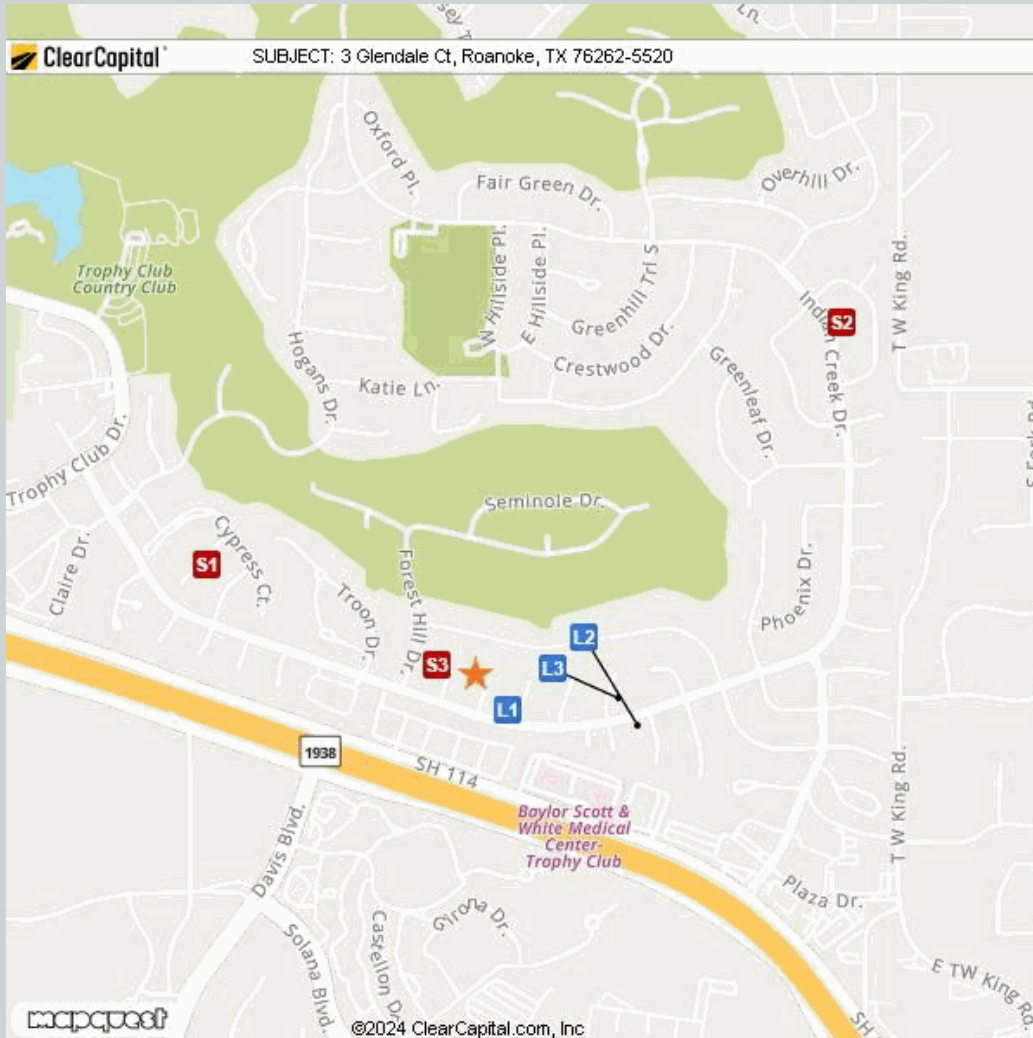
Address ★ 3 Glendale Court, Roanoke, TEXAS 76262

Loan Number 58362

Suggested List \$647,500

Suggested Repaired \$647,500

Sale \$638,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3 Glendale Court, Roanoke, Texas 76262	--	Parcel Match
L1 Listing 1	1 Crickett Ct, Roanoke, TX 76262	0.07 Miles ¹	Parcel Match
L2 Listing 2	11 Valley Wood Ct, Roanoke, TX 76262	0.25 Miles ¹	Parcel Match
L3 Listing 3	9 Heritage Ct, Roanoke, TX 76262	0.21 Miles ¹	Parcel Match
S1 Sold 1	5 Colonial Ct, Roanoke, TX 76262	0.41 Miles ¹	Parcel Match
S2 Sold 2	534 Indian Creek Dr, Roanoke, TX 76262	0.73 Miles ¹	Parcel Match
S3 Sold 3	3 Greenbriar Ct, Roanoke, TX 76262	0.06 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 uiproducer@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	Lucia Young	Company/Brokerage	The Anchor
License No	694126	Address	516 E Byron Nelson Blvd Unit 1193 Roanoke TX 76262
License Expiration	09/30/2026	License State	TX
Phone	6822534249	Email	bposervices@theanchorlink.com
Broker Distance to Subject	2.66 miles	Date Signed	09/13/2024

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.