

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>	21 Brockmore Drive, Greenville, SC 29605	<b>Order ID</b>	9631444	<b>Property ID</b>	35969849
<b>Inspection Date</b>	09/19/2024	<b>Date of Report</b>	09/25/2024		
<b>Loan Number</b>	58386	<b>APN</b>	0413040100800		
<b>Borrower Name</b>	WH1 LLC	<b>County</b>	Greenville		

Tracking IDs					
<b>Order Tracking ID</b>	9.19_BPO	<b>Tracking ID 1</b>	9.19_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	LAKEISHA RENEE GRIFFIN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,791	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.	
<b>Assessed Value</b>	\$7,130		
<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>	Woods At Bonnie Brae 864-277-4507		
<b>Association Fees</b>	\$350 / Year (Pool,Other: Common Areas,Lights,Path,Playground)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$65247 High: \$401000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	21 Brockmore Drive	901 Standing Springs Rd	172 Bonnie Woods Dr	116 Bonnie Woods Dr
<b>City, State</b>	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
<b>Zip Code</b>	29605	29605	29605	29605
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	0.23 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$255,000	\$295,000	\$319,000
<b>List Price \$</b>	--	\$255,000	\$290,000	\$299,900
<b>Original List Date</b>		09/17/2024	07/26/2024	06/14/2024
<b>DOM · Cumulative DOM</b>	-- · --	3 · 8	56 · 61	98 · 103
<b>Age (# of years)</b>	25	41	23	30
<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>	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,686	1,710	1,912	1,364
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3	3 · 2 · 1	3 · 2
<b>Total Room #</b>	8	9	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 1 Car	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>	0.20 acres	0.98 acres	0.33 acres	0.30 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Calling all investors and renovators! Come and turn this into your dream home! 4 bedroom, 3 bathroom, one-level ranch home with over 1500square feet of living space and with almost an acre of land. Enter the home and off the foyer is a formal living room and dining room. The kitchenincludes a breakfast room and opens into the large den or family room with a brick fireplace. There are four large bedrooms, two of which couldbe primary. There are endless possibilities with a property of this size. This home is only a 5-minute drive to I385, the Conestee Nature Preserve, and Swamp Rabbit Trail.
- Listing 2** Welcome to Woods at Bonnie Brae, a well established community conveniently located to Greenville, Simpsonville and Mauldin. 3 Bedroom, 2 1/2 Bath home features a 2 car garage, tree lined backyard for privacy and a level yard. As you enter the home, you will find the great room,dining area, laundry, 1/2 bath and kitchen on the main level. Enjoy all bedrooms upstairs with an oversized primary bedroom with large sittingarea. The primary bath includes dual sinks, garden tub and walk-in closet. There are 2 additional bedrooms and hall bath upstairs. Enjoy themany amenities of the neighborhood - pool, playground and common areas. Schedule your appointment today.
- Listing 3** RARE FIND!!! Not only does this quaint and cozy home sit on a level lot with a level driveway leading into a 2 car garage, but the entire floor planis on ONE level. As you enter the front door, you'll step right into a foyer that leads into the large living area with cathedral ceilings and a gasfireplace accented by windows on each side. Just off the foyer, you'll find the 2 spacious guest bedrooms, the guest bath and 2 closets! Justpast the hallway that leads to the guest area, is the owner's suite with a large bedroom, extra large walk in closet and spacious bathroom with astand alone shower and a separate soaking tub. On the other side of the home, you'll find the garage entrance, with the laundry area and thekitchen with a barstool counter that separates the dining area featuring a beautiful bay window allowing tons of natural light! From the diningroom, you can venture out onto the relaxing screened porch, or even further out onto the rock patio to enjoy the picturesque & private backyardcharmingly landscaped with stone pathways complete with pathway lights. Another backyard entrance is accented with an archway covered inflowering vines, making it the perfect "storybook" setting. New roof was installed in May 2024. Schedule your showing quickly before this one isclaimed! HOA is OPTIONAL, is \$350/year and includes amenities listed.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	21 Brockmore Drive	402 Norwell Ln	206 Sawyer Dr	37 Brockmore Dr
<b>City, State</b>	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
<b>Zip Code</b>	29605	29605	29605	29605
<b>Datasource</b>	MLS	Public Records	MLS	Public Records
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.67 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$305,000	\$295,000	\$327,000
<b>List Price \$</b>	--	\$295,000	\$295,000	\$295,000
<b>Sale Price \$</b>	--	\$275,000	\$287,500	\$295,000
<b>Type of Financing</b>	--	Fha	Conventional	Fha
<b>Date of Sale</b>	--	04/02/2024	08/20/2024	07/12/2024
<b>DOM · Cumulative DOM</b>	-- · --	27 · 61	42 · 42	95 · 126
<b>Age (# of years)</b>	25	20	20	24
<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>	2 Stories Traditional	2 Stories traditional	1 Story Ranch/Rambler	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,686	1,849	1,681	1,812
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<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>	0.20 acres	0.13 acres	0.19 acres	0.20 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$8,650	+\$1,500	-\$6,400
<b>Adjusted Price</b>	--	\$266,350	\$289,000	\$288,600

\* Sold 2 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 402 Norwell Lane, nestled in the desirable neighborhood of Shoals Crossing, this home offers the perfect balance of tranquility and accessibility to amenities, schools, parks, and shopping centers. This impeccably crafted 3-bedroom, 2.5-bathroom traditional style home offers an open floor plan that connects the living, dining, and kitchen areas, creating an expansive atmosphere perfect for entertaining guests. Upstairs you will find an open loft with 3 generously sized bedrooms. The master suite is a private sanctuary, featuring an ensuite bathroom with a separate shower and garden tub, and a walk-in closet. Step outside to discover a nicely landscaped and fenced in backyard, perfect for enjoying the beautiful weather. Brand new roof and water heater has been installed. Don't miss the opportunity to make this home your own. Schedule your showing today!
- Sold 2** Beautiful All One Level Home in River Mist with a Community Pool. Completely Updated 3 Bedrooms, 2 Bathrooms with a Formal Dining Room that could easily be used as a home office space and, if wanted, have walls added for a private office since there is also a great dining area off the kitchen. The open floor plan with the Great Room includes High Ceilings & gas log fireplace. Split Bedroom Floor Plan for privacy to the Master bedroom and Bathroom with Separate vanities, Shower & Garden Tub ; The spacious Kitchen has lots of cabinets, a pantry & the dinette area. There is a walk through "mud room" from the garage to the kitchen with the laundry room located in this space with washer and dryer purchased in 2022 included! The Covered back porch is a great retreat & it is extended to a pergola with brick pavers; Beautiful landscaping and a fenced in backyard; Upgrades included: Brand New HVAC Sept 2022, New Architectural Roof with New Leaf Guard Gutters 2020, New Upgraded Water Heater 2021, New Dishwasher 2019, New Toilets, Almost All New Flooring in home, the Nice Privacy Fence 2019, New Pergola Added & Patio underneath, 2 Car Garage. Convenient location to get to Mauldin, Simpsonville or Greenville for work or shopping. This one is Truly Move In Ready!
- Sold 3** Come experience the charm of this captivating 2 story home, boasting four bedrooms and two and one half baths. Location, location, location -only 7 miles from downtown Greenville! The fourth bedroom could be used as a bonus room. An attached two-car garage provides ample parking space. Downstairs off the foyer is the living room which features a beautiful gas fireplace for cozy evenings at home. The eat-in kitchen has space for casual meals and there is a separate dining room for more formal gatherings. There is a patio off the kitchen perfect for grilling outdoors. Upstairs you will find three bedrooms, a full bath and the master suite. The master suite features 2 closets, one in the bedroom and a walk-in closet in the master bath. The master bath also features a luxurious garden tub, separate shower, double vanities, and linen closet. The house is move-in ready with fresh paint throughout and all new carpet. Nestled in a vibrant community, this home offers access to a pool, clubhouse, playground, and scenic walking trails. Enjoy leisurely moments at the fishing ponds and partake in family-friendly activities offered year-round, making this not just a home, but a welcoming community for you and your guests. Schedule a visit today to discover your new home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				listed below			
<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>	1						
<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>
06/29/2024	\$305,000	08/11/2024	\$285,000	Sold	09/16/2024	\$215,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$295,000	\$295,000
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$275,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Come experience the charm of this captivating 2 story home, boasting four bedrooms and two and one half baths. Location, location, location -only 7 miles from downtown Greenville! The fourth bedroom could be used as a bonus room. An attached two-car garage provides ample parking space. Downstairs off the foyer is the living room which features a beautiful gas fireplace for cozy evenings at home. The eat-in kitchen has space for casual meals and there is a separate dining room for more formal gatherings. There is a patio off the kitchen perfect for grilling outdoors. Upstairs you will find three bedrooms, a full bath and the master suite. The master suite features 2 closets, one in the bedroom and a walk-in closet in the master bath. The master bath also features a luxurious garden tub, separate shower, double vanities, and linen closet. The house is move-in ready with fresh paint throughout and all new carpet. Nestled in a vibrant community, this home offers access to a pool, clubhouse, playground, and scenic walking trails. Enjoy leisurely moments at the fishing ponds and partake in family-friendly activities offered year-round, making this not just a home, but a welcoming community for you and your guests. Schedule a visit today to discover your new home!</p>		

## 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



Front



Address Verification



Address Verification



Side



Side



## Subject Photos



Side



Street



Street

## Listing Photos

**L1** 901 Standing Springs Rd  
Greenville, SC 29605



Front

**L2** 172 Bonnie Woods Dr  
Greenville, SC 29605



Front

**L3** 116 Bonnie Woods Dr  
Greenville, SC 29605



Front

## Sales Photos

**S1** 402 Norwell Ln  
Greenville, SC 29605



Front

**S2** 206 Sawyer Dr  
Greenville, SC 29605



Front

**S3** 37 Brockmore Dr  
Greenville, SC 29605



Front

### ClearMaps Addendum

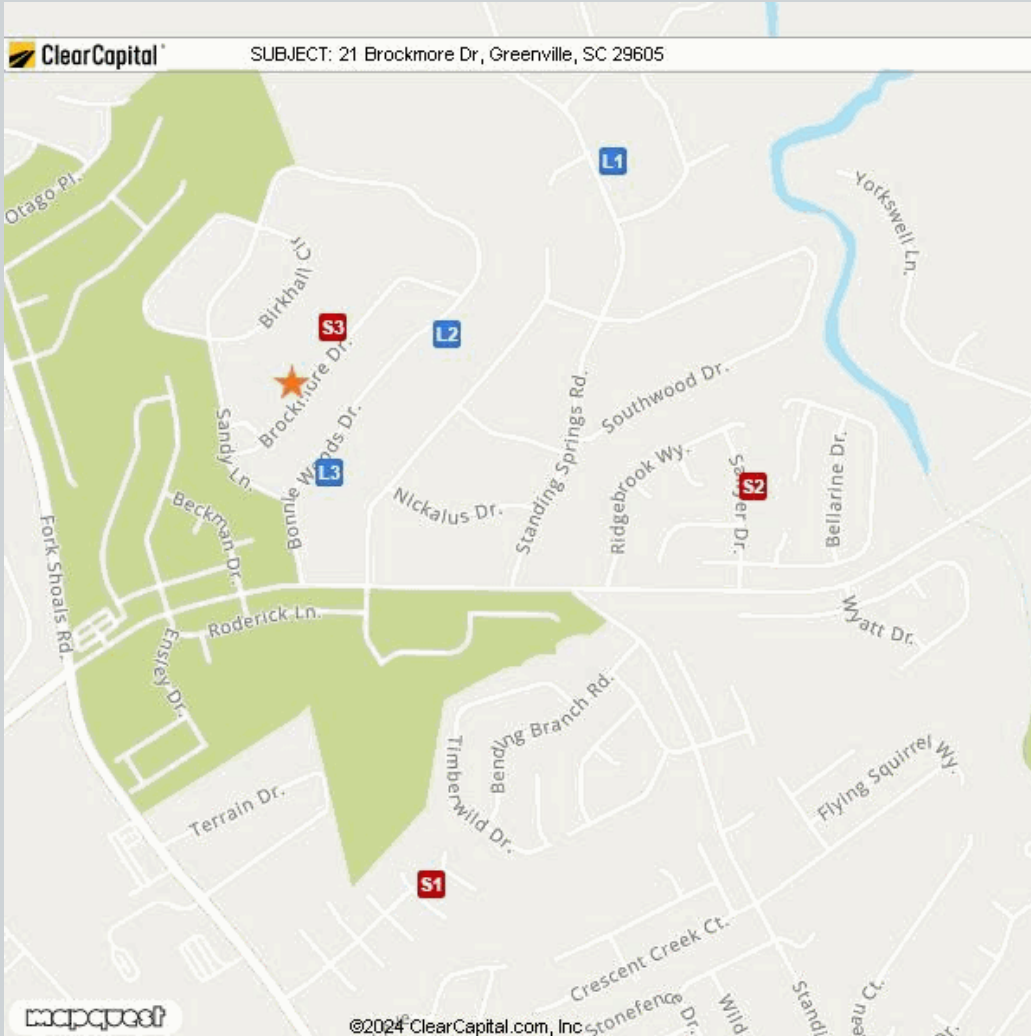
**Address** ★ 21 Brockmore Drive, Greenville, SC 29605

**Loan Number** 58386

**Suggested List** \$295,000

**Suggested Repaired** \$295,000

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21 Brockmore Drive, Greenville, SC 29605	--	Parcel Match
L1 Listing 1	901 Standing Springs Rd, Greenville, SC 29605	0.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	172 Bonnie Woods Dr, Greenville, SC 29605	0.23 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	116 Bonnie Woods Dr, Greenville, SC 29605	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	402 Norwell Ln, Greenville, SC 29605	0.73 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	206 Sawyer Dr, Greenville, SC 29605	0.67 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	37 Brockmore Dr, Greenville, SC 29605	0.10 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: 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](mailto: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

<b>Broker Name</b>	Jeffrey Thompson	<b>Company/Brokerage</b>	Upstate Realty & Associates
<b>License No</b>	79692	<b>Address</b>	201 Misty Meadow Dr Greenville SC 29615
<b>License Expiration</b>	06/30/2026	<b>License State</b>	SC
<b>Phone</b>	8646313099	<b>Email</b>	jthompson8405@gmail.com
<b>Broker Distance to Subject</b>	6.88 miles	<b>Date Signed</b>	09/20/2024

*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 opinion may not be used for the purposes of obtaining financing in a federally related transaction.**

**This valuation service 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.