

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	6211 Timber Lake Drive Unit B8, Sarasota, FL 34243	Order ID	9658001	Property ID	36018681
Inspection Date	10/08/2024	Date of Report	10/08/2024		
Loan Number	58490	APN	2051761050		
Borrower Name	Neighbor to Neighbor Homes LLC	County	Manatee		

Tracking IDs					
Order Tracking ID	10.1_BPO	Tracking ID 1	10.1_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GEORGE S SMITH	Condition Comments The subject is a condo maintained on the exterior by the association, including and not limited to the roof, no damage noted to the exterior, common area maintained.
R. E. Taxes	\$3,356	
Assessed Value	\$250,750	
Zoning Classification	Residential RMF-6	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	WOODLAND GREEN 941-800-3601	
Association Fees	\$960 / Quarter (Pool,Landscaping,Insurance,Other: golf)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Condo community among other phases of this massive community, some phases do have single family homes, as well other style condos, most amenities within 3-5 miles, beaches under 10 miles.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$235900 High: \$457000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6211 Timber Lake Drive Unit B8	5677 Gardens Dr	5956 Clubside Dr	6120 Country Club Way Apt 207
City, State	Sarasota, FL	Sarasota, FL	Sarasota, FL	Sarasota, FL
Zip Code	34243	34243	34243	34243
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.25 ¹	0.47 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$280,000	\$348,900	\$249,000
List Price \$	--	\$250,000	\$348,900	\$219,000
Original List Date		12/31/2023	09/26/2024	06/24/2024
DOM · Cumulative DOM	-- · --	282 · 282	12 · 12	106 · 106
Age (# of years)	38	39	39	39
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	2
Location	Beneficial ; Golf Course	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Golf Course
View	Beneficial ; Golf Course	Beneficial ; Water	Beneficial ; Golf Course	Beneficial ; Golf Course
Style/Design	1 Story Apartment	1 Story Apartment	1 Story Apartment	1 Story Apartment
# Units	1	1	1	1
Living Sq. Feet	1,178	1,068	1,450	1,400
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* Listing 2 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** Wow, talk about a fantastic view! Stunning views of the swimming pool and lake make this condo a must see. This maintenance-free two bedroom/two bathroom first story condo located in The Gardens of Palm-Aire is perfect for year-round or seasonal Florida living. This beautifully decorated two bedroom/ two bathroom condo boasts 1,068 sf of living enjoyment conveniently located in The Gardens subdivision of The Palm Aire Golf and Country Club (membership is not mandatory). Pride of ownership is apparent when you enter this condo where furnishings are included for buyers convenience. Featuring tile flooring though main living area, Jeldwen Interior Doors, complete A/C System replaced in 2022 with Honeywell Touchscreen WI-FI Programmable Thermostat and newer Hot Water Heater with water shut-off valves. Open living room and dining room plan with pass through from Kitchen for easy serving. Large Master walk in closet with an in unit laundry. Screened lanai with Ceramic tile makes it ideal for enjoying the Florida weather. Perfect for year round or Seasonal living. Just steps to the Heated Pool, Tennis Courts, Clubhouse and the Shuffleboard court all in a Golf Course Community. Friendly pet policy allowing for one small dog or cat up to 20lbs. Units can also be rented subject to the condo Association rental policy. Asphalt paved driveways in 2022', Tile Roofs in 2014' and Building Painting in 2016' have been completed with no assessments. Close to the University Town Center Mall for abundant shopping, restaurants, entertainment and medical facilities plus 15 minutes to the famous Gulf Beaches. Easy access to I-75. Great location, great community. Just North of University Parkway with easy access to the interstate makes it conveniently close to shopping/dining at University Town Center, downtown Sarasota, St. Armond's Circle, and the famous soft-sand beaches of Siesta, Lido, and Longboat Key. Great community in a great location. Schedule your showing today.
- Listing 2** Welcome to your rarely available home at Clubside in the desirable community of Palm Aire. This spacious two bedroom, two bath villa-style condo has a great room floor plan with vaulted ceilings and tile floors. The kitchen has an eat-in space and a breakfast bar open to the great room. The bedrooms are on a split plan. The primary bedroom with walk-in closet and ensuite bath is in the rear and the guest bedroom and guest bath are in the front of the unit for privacy. Both bedrooms have elegant vinyl plank laminate floors. The updated primary bathroom has dual sinks and a glass-enclosed shower. The year-round Florida room can be used for a den or office. Impact glass windows were installed in the kitchen and primary bedroom for peace-of-mind. The unit has an oversized 1-car garage. The newly renovated community pool with a spa is just a short distance away. Clubside is conveniently located close to UTC Mall with its shopping and restaurants and downtown Sarasota with its cultural venues. Benderson Park is nearby, and the beaches are about 8 miles West. Enjoy the Florida lifestyle with an optional membership in the Palm-Aire Country Club offering a Social Membership, Tennis Membership and a Golf Membership.
- Listing 3** The Hollows of Palm Aire. Well Priced 2 bedroom and 2 bathroom condo on the Second Level. Small Quaint Community of 16 units that's well maintained complete with Pool and Golf Course Views. Joining Palm Aire Country Club is optional and not required to enjoy the lush green surroundings all within 10 minutes UTC Mall , I-75. Downtown Sarasota, theatre, restaurants, St Armand's Circle and it's beaches are less than 30 mins . This unit has a spacious eat in kitchen with Full Sized Washer Dryer neatly stowed in a closet for easy access. Front to back Screened in patios for hours of enjoyment, you plants, etc. This might be the best offering to come in a long time. The Hollows is a Palm Aire Gem that rarely sees a unit for sale. Pet friendly One pet only, No size limit

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6211 Timber Lake Drive Unit B8	6211 Timber Lake Dr Unit B1	6281 Timber Lake Dr Unit H5	6221 Timber Lake Dr Unit C6
City, State	Sarasota, FL	Sarasota, FL	Sarasota, FL	Sarasota, FL
Zip Code	34243	34243	34243	34243
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.00 ¹	0.06 ¹	0.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$274,500	\$325,000	\$340,000
List Price \$	--	\$274,500	\$300,000	\$299,000
Sale Price \$	--	\$274,500	\$285,000	\$287,000
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	07/03/2024	09/09/2024	06/20/2024
DOM · Cumulative DOM	-- · --	34 · 34	80 · 80	105 · 102
Age (# of years)	38	38	38	37
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	2
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
View	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
Style/Design	1 Story Apartment	1 Story Apartment	1 Story Apartment	1 Story Apartment
# Units	1	1	1	1
Living Sq. Feet	1,178	1,178	1,312	1,178
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$274,500	\$285,000	\$287,000

* Sold 1 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** One or more photo(s) has been virtually staged. Discover the ultimate in convenience and comfort with this lovely ground floor end unit condo with no stairs, offering two bedrooms, two baths, and 1,178 square feet of well-appointed living space with low HOA and maintenance-free living with the added peace of mind of a new roof installed in 2022. As you step inside, you'll be greeted by ceramic-tiled floors that span the entire home. The heart of this condo is the kitchen, which features newer LG stainless steel appliances, wood cabinets, custom pantry, and a stylish backsplash perfect for those who love to cook and entertain. Each bedroom is a peaceful retreat, with the primary boasting a walk-in closet for ample storage with an additional linen closet and sliding glass doors that take you out to the beautiful lanai where you can sip coffee in the morning and relax with a glass of wine in the evening. While relaxing on your beautiful lanai and absorbing the serene golf views on the seventh hole, it adds an extra layer of enjoyment to your living experience. Accessibility is key, as this condo is just a short walk away from community amenities such as the refreshing pool and shuffleboard courts. Additionally, take advantage of the optional social and golf memberships at Palm Aire Country Club for an active daily lifestyle. Conveniently located two miles to UTC Mall with over 100 stores and 20 dining options inside, with additional premiere shopping and restaurants that surround the area. The world famous pristine beaches, St Armands Circle and Downtown Sarasota are close in proximity allowing this condo to offer the perfect blend of leisure and accessibility. Don't miss out on this exceptional opportunity to own your slice of paradise that is priced to sell! Book your private showing today.
- Sold 2** Delightful maintenance-free villa overlooking the 5th hole of the Palm Aire Golf Course. Upon entering the villa you'll be greeted by a charming courtyard-style entrance. A desirable floorplan, the spacious great room features a vaulted ceiling, creating a light and bright feel. The living room and dining room combo provides an ideal setting for everyday living and entertaining guest, seamlessly flowing into the enclosed lanai, where you can bask in year-round enjoyment while taking in the splendid view of the golf course. The generously-sized kitchen boasts ample storage space, a passthrough window into the dining room and a breakfast nook with built-in cabinets and desk. A sliding glass door opens to the front courtyard, offering the perfect setup for al fresco dining and enjoying the beautiful Florida weather. The primary suite features a sliding glass door providing access to the enclosed lanai, a walk-in closet and a large bathroom with walk-in shower, separate vanity space and linen closet. Positioned on the opposite side of the villa for added privacy and functionality, the second bedroom and full bathroom, along with a convenient laundry room, complete the layout. The oversized one-car garage has room for a golf cart. Woodland Green is a quiet community nestled alongside the fairway, offering a serene and picturesque setting for enjoying the outdoors. Plus a clubhouse and pool just steps away, provide a welcoming and relaxing environment for residents. A truly unbeatable location, nestled just off University Parkway with endless options for shopping, dining and entertainment. Close proximity to the Sarasota-Bradenton International Airport. Easy access to I-75, Downtown Sarasota and the white sandy beaches of the Gulf Coast. Optional membership to the Palm Aire Country Club, providing exceptional membership benefits including access to two championship golf courses, 8 Har-Tru tennis courts, 8 regulation pickleball courts, fitness center, junior Olympic salt-water heated pool, Pro Shops, social events and both casual and elegant dining options. Whether a full-time or part-time resident, this villa with low HOA fees and no CDD fees offers the perfect blend of comfortable and affordable living. Did we mention a new roof in May of this year? Yes, new roof and since this ownership, no smoking or pets in this lovely unit.
- Sold 3** You have found your serene escape here at C-6/6221 Timber Lake Drive, nestled in the heart of Sarasota, FL! Discover the epitome of easy living in this meticulously maintained Woodland Green condominium, where maintenance is a breeze and leisure is a given. This turn-key unit, complete with tasteful furnishings, is ready for immediate occupancy, allowing you to settle in without the hassle of moving furniture. Each of the two spacious bedrooms offers a peaceful retreat filled with natural light, while two full bathrooms provide ample convenience for all. The unit's heart is the inviting living space that effortlessly flows into a screened lanai. Here, the backdrop of the community pool offers a picturesque view to savor with your morning coffee or to bask in the glow of a Florida sunset. Thoughtfully provided upgrades include NEW ROOFS in 2022 and a recently updated A/C system, ensuring your comfort and peace of mind for years to come. Step outside and enjoy the community's resort-style pool, perfect for a refreshing dip, or challenge a neighbor to a friendly game on the shuffleboard courts. For the golf enthusiasts, Palm Aire Country Club is a mere swing away, with optional golf and social memberships to enhance your Floridian lifestyle. With low HOA fees and a one parking space, this condo is a haven of convenience. Located just minutes from Sarasota's vibrant downtown, pristine beaches, delectable dining, and cultural treasures, this condo at C-6/6221 Timber Lake Drive is more than a home—it's a lifestyle waiting to be embraced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				cancelled on 11/15/2023			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
07/14/2021	\$285,000	02/23/2022	\$295,000	Cancelled	11/15/2023	\$295,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$279,900	\$279,900
Sales Price	\$274,500	\$274,500
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>Due to market conditions (see below) the subject current market value has to be the lowest supported value. Changing market conditions across the county, from a hot market to stable conditions through the county with some spots do have current inventory that is NOT under agreement, also back on the market and price reduced properties. all signs of decline in the future. REO'S and SHORT sale are rare as of late. some do come on the market every once in a while.</p>		

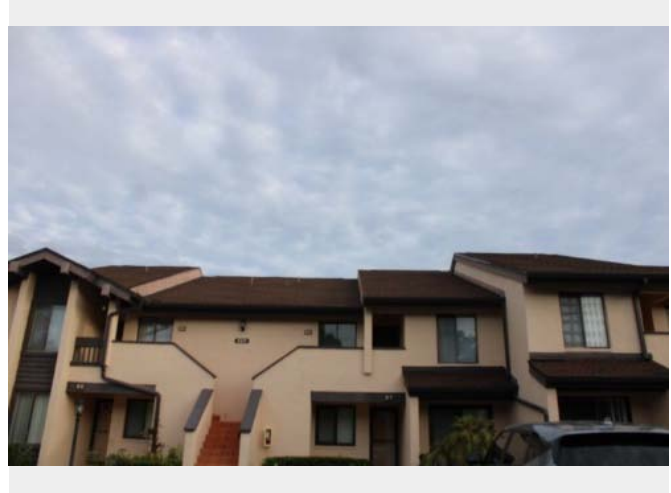
Clear Capital Quality Assurance Comments Addendum

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



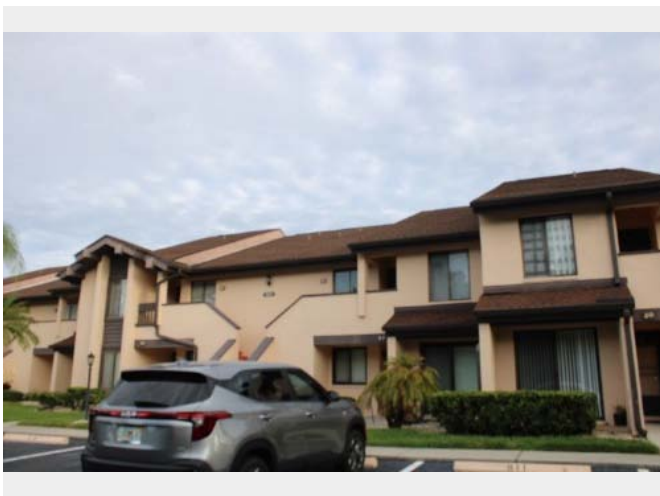
Front



Address Verification



Address Verification



Side



Side

Subject Photos



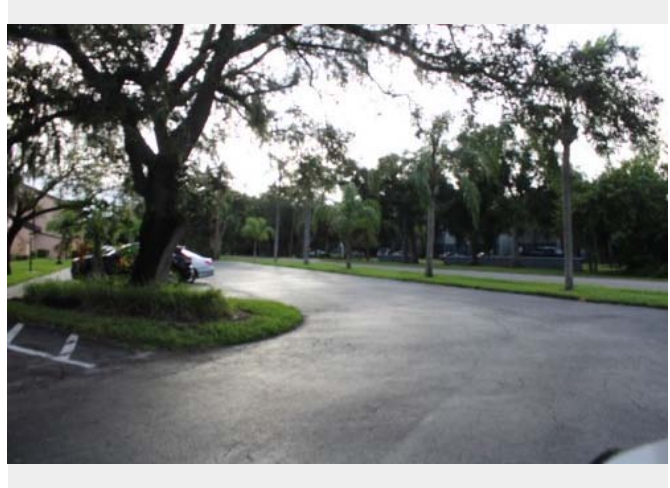
Side



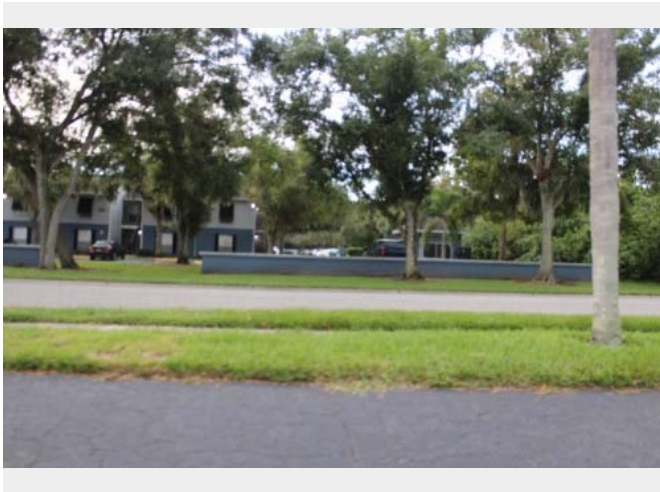
Side



Street



Street



Other

Listing Photos

L1 5677 Gardens Dr
Sarasota, FL 34243



Front

L2 5956 CLUBSIDE DR
Sarasota, FL 34243



Front

L3 6120 Country Club Way Apt 207
Sarasota, FL 34243



Front

Sales Photos

S1 6211 Timber Lake Dr Unit B1
Sarasota, FL 34243



Front

S2 6281 Timber Lake Dr Unit H5
Sarasota, FL 34243



Front

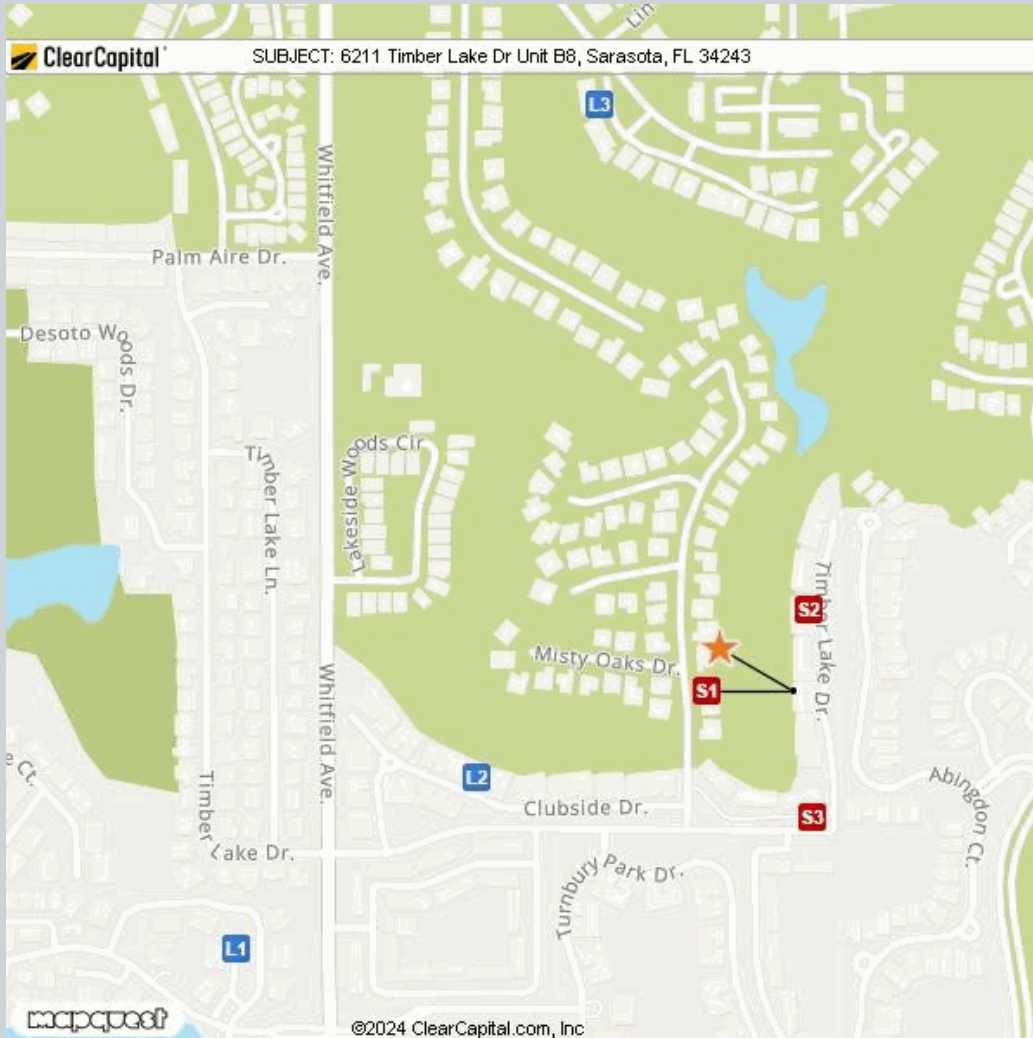
S3 6221 Timber Lake Dr Unit C6
Sarasota, FL 34243



Front

ClearMaps Addendum

Address ★ 6211 Timber Lake Drive Unit B8, Sarasota, FL 34243
Loan Number 58490 **Suggested List** \$279,900 **Suggested Repaired** \$279,900 **Sale** \$274,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6211 Timber Lake Drive Unit B8, Sarasota, FL 34243	--	Parcel Match
L1 Listing 1	5677 Gardens Dr, Sarasota, FL 34243	0.47 Miles ¹	Parcel Match
L2 Listing 2	5956 Clubside Dr, Sarasota, FL 34243	0.25 Miles ¹	Parcel Match
L3 Listing 3	6120 Country Club Way Apt 207, Sarasota, FL 34243	0.47 Miles ¹	Parcel Match
S1 Sold 1	6211 Timber Lake Dr Unit B1, Sarasota, FL 34243	0.00 Miles ¹	Parcel Match
S2 Sold 2	6281 Timber Lake Dr Unit H5, Sarasota, FL 34243	0.06 Miles ¹	Parcel Match
S3 Sold 3	6221 Timber Lake Dr Unit C6, Sarasota, FL 34243	0.10 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 uiprovider@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	Elias Bittar	Company/Brokerage	Coldwell Banker
License No	bk3176085	Address	8181 S Tamiami Trail Sarasota FL 34231
License Expiration	03/31/2026	License State	FL
Phone	9418069054	Email	eliassbittar@gmail.com
Broker Distance to Subject	11.12 miles	Date Signed	10/08/2024

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.