

BROKER'S PRICE OPINION

Exterior /Curb Side <input type="checkbox"/>	Inspection Date _____	Servicer Loan # _____
Interior <input type="checkbox"/>	Reason _____	BPO # _____
Interior Access Denied <input type="checkbox"/>		
BPO Firm Name _____ Broker _____ Phone _____		
SUBJECT PROPERTY DESCRIPTION		
Property Address _____		Unit # _____
City _____	County _____	State _____ Zip _____
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input type="checkbox"/> No		Name of Listing Broker, Salesperson or Firm _____ Phone _____
Property Type: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input type="checkbox"/> 2 Fam <input type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo <input type="checkbox"/> Mfg Home		Condo Fee \$ _____
Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		
Estimate of repairs needed for subject property		
Interior: Painting \$ _____ Structural \$ _____ Appliances \$ _____ Utilities \$ _____ Carpet/Floors \$ _____ Other \$ _____ Cleaning/Trash Removal \$ _____		Exterior: Painting \$ _____ Structural \$ _____ Landscaping \$ _____ Roof \$ _____ Windows \$ _____ Other \$ _____ Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No
Repairs Total: \$ _____		

Overall Property Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Are there any items that require IMMEDIATE attention/action? <input type="checkbox"/> Yes <input type="checkbox"/> No
Title/Legal Issues? <input type="checkbox"/> Yes <input type="checkbox"/> No
Do any environmental issues affect the value of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes to any of the above, please explain: _____ _____ _____

NEIGHBORHOOD	
Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Marketing Time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6	Vacancy Rate <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20% + Mos.
No. of Active Listings in Neighborhood: _____	Price Range of Active Listings in Neighborhood: \$ _____ to \$ _____
COMMENTS _____ _____ _____	

VALUE ESTIMATION			
Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is			
As Repaired			
Property should be listed: As Is: <input type="checkbox"/> As Repaired: <input type="checkbox"/>			
Anticipated Seller-Paid Financing Costs: \$ _____			
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations) _____ _____ _____			
PREPARED BY: _____ Signature Date			

COMPETITIVE LISTINGS							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Current List Price	\$	\$	\$	\$			
Current List Date							
Original List Price	\$	\$	\$	\$			
Original List Date							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location							
Site/Lot Size							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Original List Price	\$	\$	\$	\$			
List Price When Sold	\$	\$	\$	\$			
Sales Price	\$	\$	\$	\$			
Sales Date							
Days on Market							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Sales or Financing Concessions							
Location							
Site/Lot Size							
Landscaping							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							