

**BROKER'S PRICE OPINION**

Freddie Mac Loan # \_\_\_\_\_  
Servicer Loan # \_\_\_\_\_

Exterior /Curb Side  Inspection Date \_\_\_\_\_  
Interior

Interior Access Denied  Reason \_\_\_\_\_

BPO # \_\_\_\_\_

BPO Firm Name	Broker	Phone
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**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			Condo Fee \$
Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			

**Estimate of repairs needed for subject property**

<b>Interior:</b> Painting \$ _____ Structural \$ _____ Appliances \$ _____ Utilities \$ _____ Carpet/Floors \$ _____ Other \$ _____ Cleaning/Trash Removal \$ _____	<b>Exterior:</b> Painting \$ _____ Structural \$ _____ Landscaping \$ _____ Roof \$ _____ Windows \$ _____ Other \$ _____ Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No
Repairs Total: \$ _____	

Overall Property Condition:  Excellent  Good  Fair  Poor  
 Are there any items that require IMMEDIATE attention/action?  Yes  No  
 Title/Legal Issues?  Yes  No  
 Do any environmental issues affect the value of the property?  Yes  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"/> < 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> > 6 Mos.	Vacancy Rate <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20%+
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:  As Repaired:   
 Anticipated Seller-Paid Financing Costs: \$ \_\_\_\_\_

COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ATTACH INTERIOR AND EXTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY**

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	Total # of Rooms		Total # of Rooms		Total # of Rooms	
	Bdrm	Bdrm		Bdrm		Bdrm	
	Baths	Baths		Baths		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	Total # of Rooms		Total # of Rooms		Total # of Rooms	
	Bdrm	Bdrm		Bdrm		Bdrm	
	Baths	Baths		Baths		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:**


There will be a 6 (8 for Interior) page addendum of comments, photos, parcel map, comparables map, etc. and certification.