RESIDENTIAL BROKER PRICE OPINION

	#										
REO	#:	This BPO is th	e 🗌 Initial 🔲 2nd	Opinion 🗌 Upda	ted 🔲 Exterior Only	y DATE					
PRO	PERTY ADDRESS:			SALE	S REPRESENTATI	VE:					
					NT NAME:						
FIRM	1 NAME:			<u> </u>	PLETED BY:						
PHONE NO.											
PHO	NE NO.			FAX I	NU.						
Ι.	GENERAL MA		FIONS								
	Current market cor	ndition:	Depresse	ed 🛛	Slow	Stable		Excellent			
	Employment condi	tions:	Declining		Stable	Increasing					
	Market price of this ty	pe property has:	Decrease	ed	% in past		months				
				d	% in past		months				
			Remaine	d stable							
	Estimated percenta	ages of owner vs. t		nood:	% ow	ner occupant		6 tenant			
	There is a \Box	Normal supply	oversupply	🗆 sl	nortage of comparab	le listings in the	neighborhood				
	Approximate numb	er of comparable u	units for sale in neio	hborhood:							
	No. of competing li	stings in neighborh	nood that are REO	or Corporate owne	ed:						
	No. of boarded or I	olocked-up homes:									
П.	SUBJECT MA										
	Range of values in		ic ¢	to \$							
	The subject is an	over improver	·	nder improvement		opriate improver	ment for the neighbo	orhood.			
	Normal marketing			days.	— …		0				
	Are all types of fina		the property?	☐ Yes	🗆 No 🛛 If no, exp	olain					
	Has the property b			hs? 🛛 Yes	□ No If yes, \$	lis	t price (include ML	S printout)			
	To the best of your	knowledge, why d	id it not sell?								
	Unit Type: 🛛 si	ingle family detach	ed 🗌 condo	🗌 со-ор	🗌 mobile h	ome					
	••	ingle family attache	ed 🗌 townho	use 🗌 modula	r						
	If condo or other asso	ociation exists: Fee \$		ly 🛛 annually	Current? 🛛 Yes	□ No Fee	e delinquent? \$				
	The fee includes:	Insurance	Landscape	Pool	🗌 Tennis	Oth	ner				
	Association Contac	ct: Name:				Ph	one No.:				
III. C	COMPETITIVE (
	ITEM	SUBJECT	COMPARAB	LE NUMBER 1	COMPARABLE	NUMBER 2	COMPARABLE	ENUMBER 3			
Addr				EO/Corp		D/Corp					
	imity to Subject	\$	\$		\$		REO/Corp				
	Price /Gross Living Area	\$ Sq. Ft.	\$ Sq. Ft.		\$ Sq. Ft.		φ \$ Sq. Ft.				
	Date &				· · · ·		• - I ·				
	s on Market										
VALU	JE ADJUSTMENTS										
Salar	JE ADJUSTIVIENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Jaies		DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
	s or Financing	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
	s or Financing cessions	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Leas	s or Financing cessions	DESCRIPTION		+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Leas Site	s or Financing cessions tion ehold/Fee Simple	DESCRIPTION		+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Leas Site View	s or Financing cessions ttion ehold/Fee Simple	DESCRIPTION		+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Cond Loca Leas Site View Desig	s or Financing cessions tion ehold/Fee Simple gn and Appeal	DESCRIPTION		+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit	s or Financing cessions ttion ehold/Fee Simple	DESCRIPTION		+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Cond Loca Leas Site View Desig	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction	DESCRIPTION		+(-) Adjustment +(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Site View Desig Qualit Age Conc	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction	DESCRIPTION	DESCRIPTION		DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition					+(-) Adjustment		+(-) Adjustment			
Conc Loca Site View Desig Qualit Age Conc Abov Roor	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count s Living Area					+(-) Adjustment		+(-) Adjustment			
Conc Loca Site View Desig Qualit Age Conc Abov Roor Gros	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade n Count	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count is Living Area ement & Finished ms Below Grade ctional Utility	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heat	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count s Living Area ement & Finished ms Below Grade tional Utility ing/Cooling	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heati Ener	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count s Living Area ement & Finished ms Below Grade tional Utility ing/Cooling gy Efficient Items	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heat Ener	s or Financing cessions ttion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count is Living Area ement & Finished ms Below Grade ttional Utility ing/Cooling gy Efficient Items ige/Carport	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Roor Gros Base Roor Func Heati Ener Gara	s or Financing cessions ttion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count s Living Area ement & Finished ms Below Grade ttional Utility ing/Cooling gy Efficient Items nge/Carport nes, Patio, Deck	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heat Ener Gara Porch Firep	s or Financing cessions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade n Count is Living Area ement & Finished ms Below Grade ctional Utility ing/Cooling gy Efficient Items ige/Carport nes, Patio, Deck lace(s), etc.	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heat Ener Gara Porch Firep	s or Financing essions tion ehold/Fee Simple gn and Appeal ty of Construction dition dition ve Grade m Count s Living Area ement & Finished ms Below Grade tional Utility ing/Cooling gy Efficient Items nge/Carport nes, Patio, Deck lace(s), etc. re, Pool, etc.	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Leas Site View Desig Qualit Age Conc Abov Roor Gros Base Roor Func Heat Ener Gara Porch Firepl Fenc Othe	s or Financing essions tion ehold/Fee Simple gn and Appeal ty of Construction dition dition ve Grade m Count s Living Area ement & Finished ms Below Grade tional Utility ing/Cooling gy Efficient Items nge/Carport nes, Patio, Deck lace(s), etc. re, Pool, etc.	Total Bdms Baths	Total Bdms Bat		Total Bdms Baths	+(-) Adjustment	Total Bdms Baths	+(-) Adjustment			
Conc Loca Loca Site View Desig Qualit Age Conc Roor Gros Base Roor Func Heati Ener Gara Porch Firepl Fenc Othe Net A	s or Financing essions tion ehold/Fee Simple gn and Appeal ty of Construction dition ve Grade m Count s Living Area ement & Finished ms Below Grade tional Utility ing/Cooling gy Efficient Items nge/Carport nes, Patio, Deck lace(s), etc. r	Total Bdms Baths	Total Bdms Bat	Image: Second	Total Bdms Baths Sq. Ft.		Total Bdms Baths Sq. Ft.				

REO#

IV. MARKETING STRATEGY

Loan

Occupancy Status: Occupied 🗌 Vacant 🗌 Unknown 🗌

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

\$	\$
\$	\$
\$	\$
\$	\$
\$	\$

GRAND TOTAL FOR ALL REPAIRS \$_____

VI. COMPETITIVE LISTINGS																	
ITEM SUBJECT			COMPARABLE NUMBER 1				COMPARABLE NUMBER. 2				COMPARABLE NUMBER. 3						
Address																	
Proximity to Subject			REO/Corp				REO/Corp				REO/Corp						
List Price	\$			\$			5		\$				\$				
Price/Gross Living Area	\$	Sq.F	t.	\$ Sq.Ft.					\$ Sq.Ft.				\$ Sq.Ft.				
Data and/or																	
Verification Sources												1					
VALUE ADJUSTMENTS	DE	SCRIPT	ION	DESCRIPTION		+	(-)Adjustment	DESCRIPTION		+(-)Adjustment	DESCRIPTION		+(-)A	djustment			
Sales or Financing																	
Concessions							_									<u> </u>	
Days on Market																<u> </u>	
Location																<u> </u>	
Leasehold/Fee Simple																	
Site																	
View																	
Design and Appeal																	
Quality of Construction																	
Age																	
Condition					•					-				-	-		
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths			Total	Bdms	Baths		Total	Bdms	Baths	<u> </u>	
Room Count							_									──	
Gross Living Area		2	Sq. Ft.			Sq. Ft					Sq. Ft.				Sq. Ft.	<u> </u>	
Basement & Finished Rooms Below Grade																	
Functional Utility																	
Heating/Cooling																	
Energy Efficient Items																	
Garage/Carport																	
Porches, Patio, Deck Fireplace(s), etc.																	
Fence, Pool, etc.																	
Other																	
Net Adj. (total)				□+	_ -		\$0		-+	□-	- \$0	0	-+	□-	\$0)	
Adjusted Sales Price of Comparable							\$				\$				\$		

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS REPAIRED	Market Value \$ \$		Suggested List Price \$ \$
Last Sale of Subj	ect, Price \$	Date	

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

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

Signature:

Date: