

RESIDENTIAL BROKER PRICE OPINION

Loan #

REO #: _____ This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only DATE _____

PROPERTY ADDRESS: _____ SALES REPRESENTATIVE: _____

_____ BORROWER'S NAME: _____

FIRM NAME: _____ COMPLETED BY: _____

PHONE NO. _____ FAX NO. _____

I. GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☐ Slow ☐ Stable ☐ Improving ☐ Excellent

Employment conditions: ☐ Declining ☐ Stable ☐ Increasing

Market price of this type property has: ☐ Decreased _____ % in past _____ months

☐ Increased _____ % in past _____ months

☐ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: _____ % owner occupant _____ % tenant

There is a ☐ Normal supply ☐ oversupply ☐ shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: _____

No. of competing listings in neighborhood that are REO or Corporate owned: _____

No. of boarded or blocked-up homes: _____

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ _____ to \$ _____

The subject is an ☐ over improvement ☐ under improvement ☐ Appropriate improvement for the neighborhood.

Normal marketing time in the area is: _____ days.

Are all types of financing available for the property? ☐ Yes ☐ No If no, explain _____

Has the property been on the market in the last 12 months? ☐ Yes ☐ No If yes, \$ _____ list price (include MLS printout)

To the best of your knowledge, why did it not sell? _____

Unit Type: ☐ single family detached ☐ condo ☐ co-op ☐ mobile home

☐ single family attached ☐ townhouse ☐ modular

If condo or other association exists: Fee \$ _____ ☐ monthly ☐ annually Current? ☐ Yes ☐ No Fee delinquent? \$ _____

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other _____

Association Contact: Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES																			
ITEM		SUBJECT		COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3									
Address																			
Proximity to Subject				REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>									
Sale Price		\$				\$				\$									
Price/Gross Living Area		\$ Sq. Ft.		\$ Sq. Ft..				\$ Sq. Ft.				\$ Sq. Ft.							
Sale Date & Days on Market																			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment					
Sales or Financing Concessions																			
Location (City/Rural)																			
Leasehold/Fee Simple																			
Lot Size																			
View																			
Design and Appeal																			
Quality of Construction																			
Year Built																			
Condition																			
Above Grade Room Count Gross Living Area		Total	Bdms	Baths	Total	Bdms	Baths			Total	Bdms	Baths			Total	Bdms	Baths		
		Sq. Ft.			Sq. Ft.					Sq. Ft.					Sq. Ft.				
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)				<input type="checkbox"/> + <input type="checkbox"/> -		\$		<input type="checkbox"/> + <input type="checkbox"/> -		\$		<input type="checkbox"/> + <input type="checkbox"/> -		\$					
Adjusted Sales Price of Comparable						\$				\$				\$					

REO#

Loan #

IV. MARKETING STRATEGY

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 <input type="checkbox"/>				REO/Corp <input type="checkbox"/>				REO/Corp <input type="checkbox"/>			
List Price		\$ _____			\$ _____				\$ _____				\$ _____			
Price/Gross Living Area		\$ _____ Sq.Ft.			\$ _____ Sq.Ft.				\$ _____ Sq.Ft.				\$ _____ Sq.Ft.			
Data and/or Verification Sources																
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+ (-)Adjustment	DESCRIPTION			+(-)Adjustment	DESCRIPTION			+(-)Adjustment
Sales or Financing Concessions																
Days on Market and Date on Market																
Location (City/Rural)																
Leasehold/Fee Simple																
Lot Size																
View																
Design and Appeal																
Quality of Construction																
Year Built																
Condition																
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths			Total	Bdms	Baths			Total	Bdms	Baths
	Sq. Ft.			Sq. Ft.					Sq. Ft.					Sq. Ft.		
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)					<input type="checkbox"/> + <input type="checkbox"/> -			\$ _____	<input type="checkbox"/> + <input type="checkbox"/> - -			\$ _____	<input type="checkbox"/> + <input type="checkbox"/> -			\$ _____
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

30 Quick Sale Value

Market Value

Suggested List Price

Last Sale of Subject, 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.)

Signature: _____ Date: _____