

RESIDENTIAL BROKER PRICE OPINION

Loan #

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

PROPERTY ADDRESS: _____ SALES REPRESENTATIVE: _____

FIRM NAME: _____ BORROWER'S NAME: _____

PHONE NO. _____ COMPLETED BY: _____

_____ 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	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths						
Gross Living Area	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				\$			\$			\$					

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.

<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____

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.		\$ 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		Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Above Grade										
Room Count										
Gross Living Area	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	Market Value	Suggested List Price
REPAIRED	_____	_____
30 Quick Sale Value	_____	_____

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: _____