

BROKER'S PRICE OPINION

DRIVE BY
 INTERIOR DATE _____

FREDDIE MAC LOAN # _____
SERVICER LOAN # _____
YEARLY LOAN \$ _____
ASSESSED VALUE \$ _____

REO LOSS MITIGATION BIDDING OTHER _____
BROKER'S FIRM NAME _____ AGENT _____ PHONE _____
ADDRESS _____

SUBJECT

PROPERTY ADDRESS _____ UNIT # _____
CITY _____ COUNTY _____ STATE _____ ZIP CODE _____
LEGAL DESCRIPTION _____
BORROWER _____ OWNER TENANT VACANT
TENANT NAME _____ TENANT PHONE _____
 SFD TOWNHOUSE CONDO 2 FAM 3 FAM 4 FAM PUD HOA PER MONTH \$ _____

NEIGHBORHOOD

LOCATION	<input type="checkbox"/> URBAN	<input type="checkbox"/> SUBURBAN	<input type="checkbox"/> RURAL	<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> LAND USE CHANGE	<input type="checkbox"/> PREDOMINANT OCCUPANCY	<input type="checkbox"/> SINGLE FAMILY HOUSING PRICE (\$ 0.00)	<input type="checkbox"/> AGE (YRS)
BUILT UP	<input type="checkbox"/> OVER 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> UNDER 25%	<input type="checkbox"/> TWO FOUR FAMILY	<input type="checkbox"/> NOT LIKELY	<input type="checkbox"/> OWNER	<input type="checkbox"/> LOW	<input type="checkbox"/> HIGH
GROWTH RATE	<input type="checkbox"/> RAPID	<input type="checkbox"/> STABLE	<input type="checkbox"/> SLOW	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> LIKELY	<input type="checkbox"/> TENANT	<input type="checkbox"/> VACANT (0-5%)	<input type="checkbox"/> PREDOMINANT
PROPERTY VALUES	<input type="checkbox"/> INCREASING	<input type="checkbox"/> STABLE	<input type="checkbox"/> DECLINING	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> VACANT (OVER 5%)		
DEMAND SUPPLY	<input type="checkbox"/> SHORTAGE	<input type="checkbox"/> IN BALANCE	<input type="checkbox"/> OVER SUPPLY	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> FROM _____			
MARKETING TIME	<input type="checkbox"/> UNDER 3MOS.	<input type="checkbox"/> 3-6 MOS.	<input type="checkbox"/> OVER 6 MOS	<input type="checkbox"/> VACANT	<input type="checkbox"/> TO _____			

COMMENTS:

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 _____	Total # Of Rooms _____ Bdrm _____		Total # Of Rooms _____ Bdrm _____		Total # Of Rooms _____ Bdrm _____	
GROSS LIVING AREA	Baths _____ Sq. Ft. _____	Baths _____ Sq. Ft. _____		Baths _____ Sq. Ft. _____		Baths _____ Sq. Ft. _____	
			Code		Code		Code
BASEMENT & FINISHED ROOMS BELOW GRADE							
FINANCING/CONCESSIONS							
LOCATION							
SITE							
DESIGN AND APPEAL							
AGE (NUMBER OF YRS)							
OVERALL CONDITION							
GARAGE/CARPORT							
PORCH, PATIO, DECK, POOL, FENCE							
OVERALL RATING/EST \$ VALUE OF ADJUSTMENTS							

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 _____	
GROSS LIVING AREA	Bdrm _____ Baths _____ _____ Sq. Ft.	Bdrm _____ Baths _____ _____ Sq. Ft.		Bdrm _____ Baths _____ _____ Sq. Ft.		Baths _____ _____ Sq. Ft.	
			Code		Code		Code
BASEMENT & FINISHED ROOMS BELOW GRADE							
FINANCING/CONCESSIONS							
LOCATION							
SITE							
VIEW							
LANDSCAPING							
DESIGN AND APPEAL							
QUALITY OF CONSTRUCTION							
AGE (NUMBER OF YRS)							
OVERALL CONDITION							
FUNCTIONAL UTILITY							
HEATING/COOLING							
ENERGY EFFICIENT ITEMS							
GARAGE/CARPORT							
PORCH, PATIO, DECK, POOL, FENCE							
OVERALL RATING/EST \$ VALUE OF ADJUSTMENTS							

COMMENTS:

VALUE ESTIMATION

	SUGGESTED LIST PRICE	PROBABLE SALE PRICE	PROBABLE MARKETING TIME	AVAILABLE FINANCING
AS IS				
AS REPAIRED (FOR REO & LOSS MITIGATION ONLY)				

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 (IF REO OR LOSS MITIGATION) AND EXTERIOR PHOTOGRAPHS OF SUBJECT.

THIS BPO IS BEING PREPARED FOR BIDDING AND THE VALUE IS BASED ON CASH SALE, DISTRESS CONDITIONS, "AS IS".

THIS BPO IS BEING PREPARED FOR LOSS MITIGATION OR REO AND THE VALUE IS BASED ON NORMAL MARKETING TIME.

PREPARED BY: _____
SIGNATURE

DATE

(Note: Information deemed reliable, but not guaranteed.)