

PROPERTY ADDRESS _____

REO# _____ FIRM NAME _____

FANNIE MAE SALES REP. _____ COMPLETED BY _____

DATE _____ PHONE NO. _____

BROKER PRICE OPINION

This BPO will have a significant impact on the marketing of this property. Every effort should be made to provide accurate and detailed information in your evaluation. Comments are always welcome and are usually necessary to describe the property and market.

I. GENERAL MARKET CONDITIONS:

Current market conditions: Depressed Slow Static Improving Excellent
 Employment conditions: Declining Stable Increasing
 Market price for this type of property has: _____ Decreased _____ % in past _____ months
 _____ Increased _____ % in past _____ months
 _____ Remained Stable _____
 Estimated percentages of owners vs. Tenants in neighborhood: _____ % owner _____ % 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: _____ Census Tract #: _____

COMMENTS:

II. SUBJECT MARKETABILITY (Space for comments at the bottom of next page)

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.
 Marketability of subject property is: excellent good fair poor
 Unit Type: House Condo Townhouse Multi-family (no. of units _____)
 Modular
 If condo or other associations exist: Fees are \$ _____ /mo. Current? _____ Unpaid how many months? _____
 The fee includes: Pool Tennis Insurance Landscape Other
 Association Contact: _____ Phone # _____

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3					
Address													
Proximity to Subject													
Current Price	\$			\$			\$			\$			
Original List Price	\$			\$			\$			\$			
Price/Gross Lv.Area	\$	<input checked="" type="checkbox"/>	\$	<input checked="" type="checkbox"/>	\$	<input checked="" type="checkbox"/>	\$	<input checked="" type="checkbox"/>	\$	<input checked="" type="checkbox"/>			
Data Source	MLS	MLS			MLS			MLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION <small>+(+)Adjustment</small>			DESCRIPTION <small>+(+)Adjustment</small>			DESCRIPTION <small>+(+)Adjustment</small>					
Sales or Financing Concessions													
Date of Sale/DOM													
Location													
Site/View													
Design and Appeal													
Quality of Construction													
Age													
Condition													
Above Grade Room Count	Total Bdrms Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths			
Gross Living Area	Sq. Ft.	Sq. Ft.			Sq. Ft.			Sq. Ft.					
Basement & Finished Rooms Below Grade													
Functional Utility													
Heating/Cooling													
Garage/Carport													
Porches, Patio Pools, etc.													
Special Energy Efficient Items													
Fireplace(s)													
Other (e.g. kitchen equip., remodeling)													
Net Adj. (total)			+	-	\$		+	-	\$		+	-	\$
Indicated Value of Subject				\$			\$			\$			

IV. MARKETING STRATEGY

Most likely buyer: Owner Occupant Investor
 Potential financing: Fannie Mae Cash Lender FHA VA

Planned marketing actions in addition to cleaning, signage, MLS, and combination lock box (Please be specific):

Recommended repairs and your estimated cost by item. Attach addendum if additional space is needed.

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
TOTAL REPAIRS	\$ _____		

V. COMPETITIVE CLOSED SALES

Broker should report the days from list to sale for each sale under Date of Sale.

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3			
Address											
Proximity to Subject											
Sales Price	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	
Price/Gross Lv.Area	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	\$ _____ <input checked="" type="checkbox"/>	
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS	MLS	MLS	MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)Adjustment	DESCRIPTION	+(-)Adjustment	DESCRIPTION	+(-)Adjustment	DESCRIPTION	+(-)Adjustment	DESCRIPTION	+(-)Adjustment
Sales or Financing Concessions											
Date of Sale/DOM											
Location											
Site/View											
Design and Appeal											
Quality of Construction											
Age											
Condition											
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count											
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade											
Functional Utility											
Heating/Cooling											
Garage/Carport											
Porches, Patio Pools, etc.											
Special Energy Efficient Items											
Fireplace(s)											
Other (e.g. kitchen equip., remodeling)											
Net Adj. (total)			+ - \$		+ - \$		+ - \$		+ - \$		+ - \$
Indicated Value of Subject			\$		\$		\$		\$		\$

VI. PROBABLE FINAL VALUE must fall within the indicated value of the sales listed above.

THE VALUE FOR THE SUBJECT PROPERTY BASED ON 120 DAYS LIST TO CONTRACT IS:

	As Is	Repaired
Probable Final		
Suggested List		

OPINION OF VALUE

Check one block below:

- Both the interior and exterior were inspected.
 Only the exterior was inspected.

COMMENTS including specific positives on this property and special concerns, if any, like apparent structural issues, encroachments, easements, water rights, propane, hazardous waste, flood zone, etc. Attach addendum if additional space is needed.

Agent's Signature _____

Social Security Number _____

Date _____