

REO/Loan # _____
 This BPO is an _____



Date _____

RESIDENTIAL BROKER PRICE OPINION

BPO Firm Name:	Completed By:	Phone:
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SUBJECT PROPERTY DESCRIPTION			
Property Address:			
City:	County:	State:	Zip Code:
Property Type:		Property Condition:	

GENERAL MARKET CONDITIONS	
Current Market conditions: _____ Employment Conditions: _____	
Market price of this property has: _____ % in the past _____ months	
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: _____	

SUBJECT MARKETABILITY	
Is this property currently listed for sale with a real estate firm? Yes No If yes, \$ _____ list price (include MLS printout)	
To the best of your knowledge, why has it not sold? _____	
Range of values in the neighborhood is \$ _____ to \$ _____	
The subject is an _____ 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 _____	
If condo or other association exists: Fee \$ _____ Current? Yes No Fee delinquent? \$ _____	
The fee includes: Insurance Landscape Pool Tennis Other _____	
Association Contact: Name: _____ Phone: _____	

COMPETITIVE CLOSED SALES							
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ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Proximity to Subject	REO/Corp			REO/Corp			REO/Corp					
Sales Price												
Sale Date												
Days on Market												
Last List Price												
Original List Price												
List Date												
Sales Type												
Data Source	MLS#			MLS#			MLS#					
APN #												
Price/Gross Living Area												
VALUE ADJUSTMENTS	DESCRIPTION		ADJUSTMENT	DESCRIPTION		ADJUSTMENT	DESCRIPTION		ADJUSTMENT			
Sales Concessions												
Location												
Leasehold/Fee Simple												
Lot Size												
View												
Design & Appeal												
Quality of Construction												
# of Units												
Year Built												
Condition												
Above Grade	Total	Bdrm	Baths	Total	Bdrm	Baths	Total	Bdrm	Baths			
Room Count												
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.					
Basement & Finished Rooms Below Grade												
Functional Utility												
Heating/Cooling												
Garage/Carport												
Energy Efficient Items												
Porches, Patio, Deck, Fireplace(s), etc.												
Fence, Pool, etc.												
Other												
Net Adjustment (total)												
Adjusted Sales Price of Comparable												
Indicate Property Most Comparable to Subject (Check One)												

COMPETITIVE LISTINGS															
ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3					
Proximity to Subject				REO/Corp			REO/Corp			REO/Corp					
List Price															
List Date															
Total Days on Market															
Original List Price															
Price/Gross Living Area	/Sq. Ft.			/Sq. Ft.			/Sq. Ft.			/Sq. Ft.					
Listing Type															
Data Source	MLS#			MLS#			MLS#			MLS#					
APN #															
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			ADJUSTMENT			DESCRIPTION			ADJUSTMENT		
Sales of Financing Concessions															
Location															
Leasehold/Fee Simple															
Lot Size															
View															
Design & Appeal															
# of Units															
Year Built															
Overall Condition															
Above Grade	Total	Bdrm	Baths	Total	Bdrm	Baths	Total	Bdrm	Baths	Total	Bdrm	Baths			
Room Count															
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.					
Basement & Finished Rooms Below Grade															
Functional Utility															
Heating/Cooling															
Garage/Carport															
Energy Efficient Items															
Porches, Patio, Deck, Fireplace(s), etc.															
Fence, Pool, etc.															
Other															
Net Adjustment (total)															
Adjusted Sales Price of Comparable															
Indicate Property Most Comparable to Subject (Check One)															

MARKETING STRATEGY						
As-is	Minimal Lender Required Repairs	Repaired		Most Likely Buyer:	Investor	Owner Occupied

REPAIRS			
Itemize ALL repairs needed to bring property from its present as-is condition to average marketable condition for the neighborhood, EVEN if you selected an as-is marketing strategy. Check the box next to the repair ONLY if you recommend that we perform the repair for the successful marketing of the property, or leave the box blank if not recommending.			
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____
GRAND TOTAL FOR ALL REPAIRS: \$ _____			

THE MARKET VALUE			
The value must fall within the range indicated by the adjusted sales price of the comparables. Place the most weight on those comparables that are recent, in close proximity, and with the fewest overall adjustments. Never average values.			
	Market Value	Suggested List Price	30 Day Quick Sale
AS-IS	\$ _____	\$ _____	\$ _____
REPAIRED	\$ _____	\$ _____	

SALES COMPARABLES COMMENTS

Please explain how each comp. compares to the subject in characteristics, location, condition and appeal. If you had to relax any of your search parameters, including but not limited to, proximity, sold date, GLA, age, room counts, etc., please explain why you had to do so.

- 1. _____
- 2. _____
- 3. _____

LISTING COMPARABLES COMMENTS

Please explain how each comp. compares to the subject in characteristics, location, condition and appeal. If you had to relax any of your search parameters, including but not limited to, proximity, GLA, age, room counts, etc., please explain why you had to do so.

- 1. _____
- 2. _____
- 3. _____

COMMENTS

Include commentary on how you came to a price conclusion, including but not limited to any specific positive/negative characteristics, obsolescence's, encroachments, nearby amenities, easements, market conditions or external influences. Please comment on any health and safety items, or repairs, that require immediate attention.

Signature: _____

Date: _____