

PROPERTY ADDRESS _____

BROKER PRICE OPINION

REO# _____ FIRM NAME _____

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.

Nationstar Mortgage LLC

SALES REP _____ COMPLETED BY _____

DATE _____ PHONE NO. _____

I. GENERAL MARKET CONDITIONS

Current Market Conditions: Depressed Slow Static Improving Excellent (Circle One)
Employment Conditions: Declining Stable Increasing (Circle One)
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 up 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 [] overimprovement [] underimprovement [] 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 association exists: Fees are \$ _____ /mo. Current? Unpaid how many months? _____
The fee includes: [] Pool [] Tennis [] Insurance [] Landscape [] Other
Association Contact: Name _____ Address _____

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

Table with 5 main columns: ITEM, SUBJECT, COMP NO. 1, COMP NO. 2, COMP NO. 3. Rows include: Address, Proximity to Subject, Current Price, Original List Price, Price/Gross Lv. Area, Data Source, VALUE ADJUSTMENTS, Sales or Financing Concessions, Date of Sale/DOM, Location, Site/View/Lease, Design and Appeal, Quality of Construction, Age, Condition, Above Grade Room Count, Gross Living Area, Bsmt/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 Other
 Potential Financing: Seller Cash Outside Lender FHA VA Financing

Planned Marketing Actions in addition to cleaning, repairing, signage, MLS and lock box (be specific): _____

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

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

V. COMPETITIVE CLOSED SALES

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

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

Phone Number

Date