

1. Subject Property Information

FHA Case #:		Property Address:						
Condition of Property:			Type of Property:			If Multi, # of Units:		
Is Property Vacant? Y <input type="radio"/> N <input type="radio"/>		Secure? Y <input type="radio"/> N <input type="radio"/>		Vandalized? Y <input type="radio"/> N <input type="radio"/>		Winterized? Y <input type="radio"/> N <input type="radio"/>		
HOA?		HOA Name:		HOA Phone #:		Dues are:		

2. Subject Property Marketability

Current Market Condition:	Marketing Time for Area Average # Days: Low: High:	# of listings in market area:	Is there new construction nearby? <input type="radio"/> Y <input type="radio"/> N Price Range:
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3. MPR (Minimum Property Requirement) Repairs for Subject Property (if any)

Description	Estimated Cost	Description	Estimated Cost
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total Estimate of Repairs:			\$

4. Marketing of Subject Property

Positive Features	
Negative Features	
Listing History	
Current Marketing, if listed	
Recommended Marketing	

5. Competitive Listings

Item	Subject				Comparable #1				Comparable #2				Comparable #3			
Address																
Proximity to Subject		Subject														
Type of Sale																
Incentives Offered																
Location	View															
Curr List \$	Orig List \$															
List Date	DOM															
Room Count	Total	Bed	Bath	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	
Square Feet																
Lot Size (sq. ft.)																
Year Built																
Garage	Carport															
Pool	Spa															
Basement	Yes/No	Fin./Unfin.	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-		
Design																
Condition																
Amenities																
Total Adjustments				\$				\$				\$				
Adjusted Value				\$				\$				\$				

Please describe the condition of the comparable listings:

Comp #1:	
Comp #2:	
Comp #3:	



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 Phone: (949) 261-9155 | Toll Free: (800) 960-2526 | Fax: (949) 261-9035

Corp ID #01449151

6. Competitive Closed Sales

Item		Subject				Comparable #1				Comparable #2				Comparable #3			
Address																	
Proximity to Subject		Subject															
Type of Sale																	
Incentives Offered																	
Location	View																
List \$	Sold \$																
Closed Date	DOM																
Room Count		Total	Bed	Bath	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	
Square Feet																	
Lot Size (sq. ft.)																	
Year Built																	
Garage	Carport																
Pool	Spa																
Basement		Yes/No	Fin./Unfin.	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-		
Design																	
Condition																	
Amenities																	
Total Adjustments				\$				\$				\$					
Adjusted Value				\$				\$				\$					

Please describe the condition of the comparable sales:

Comp #1:	
Comp #2:	
Comp #3:	

7. Comments (Summary of adjustments, market conditions, and other differences between subject and comparable listings and sales affecting value. Please also list the MLS Boards in which property has previously been featured.)

In your opinion, why hasn't this property sold?

 In your opinion, is this property hard to sell? Y N If yes, please provide a detailed explanation:

8. Market Value

	Market Value	Suggested List Price
As Is	\$	\$
Complete Repairs	\$	\$

The value for the subject property must be based on 30-90 days list to contract.

LLB Name	LLB Company
LLB Signature	Date


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