

REO#

IV. MARKETING STRATEGY

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____

GRAND TOTAL FOR ALL REPAIRS \$ _____

VI. COMPETITIVE LISTINGS														
ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3				
Address														
Proximity to Subject	REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>							
List Price	\$	\$			\$			\$						
Price/Gross Living Area	\$	Sq.Ft.	\$	Sq.Ft.	\$	Sq.Ft.	\$	Sq.Ft.	\$	Sq.Ft.				
Data and/or Verification Sources														
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		Adjustment		DESCRIPTION		Adjustment		DESCRIPTION		Adjustment	
Sales or Financing Concessions														
Days on Market														
Location														
Leasehold/Fee Simple														
Site														
View														
Design and Appeal														
Quality of Construction														
Age														
Condition														
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths		
Room Count														
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.				
Basement & Finished Rooms Below Grade														
Functional Utility														
Heating/Cooling														
Energy Efficient Items														
Garage/Carport														
Porches, Patio, Deck Fireplace(s), etc.														
Fence, Pool, etc.														
Other														
Net Adj. (total)			<input type="checkbox"/> +	<input type="checkbox"/> -	\$		<input type="checkbox"/> +	<input type="checkbox"/> -	-	\$		<input type="checkbox"/> +	<input type="checkbox"/> -	\$
Adjusted Sales Price of Comparable				\$						\$				

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS	Market Value	Suggested List Price
	\$ _____	\$ _____
REPAIRED	\$ _____	\$ _____

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Signature: _____

Date: _____