

BROKER'S PRICE OPINION

Freddie Mac Loan # _____
Servicer Loan # _____

Exterior /Curb Side ☐
Interior ☐
Interior Access Denied ☐

Inspection Date

Reason

BPO #

BPO Firm Name		Broker		Phone	
SUBJECT PROPERTY DESCRIPTION					
Property Address				Unit #	
City		County		State	
Zip		Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input type="checkbox"/> No		Name of Listing Broker, Salesperson or Firm	
Phone		Property Type: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input type="checkbox"/> 2 Fam <input type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo <input type="checkbox"/> Mfg Home		Condo Fee \$	
Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant					
Estimate of repairs needed for subject property					
Interior:			Exterior:		
Painting \$ _____			Painting \$ _____		
Structural \$ _____			Structural \$ _____		
Appliances \$ _____			Landscaping \$ _____		
Utilities \$ _____			Roof \$ _____		
Carpet/Floors \$ _____			Windows \$ _____		
Other \$ _____			Other \$ _____		
Cleaning/Trash Removal \$ _____			Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Repairs Total: \$ _____					

Overall Property Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Are there any items that require IMMEDIATE attention/action? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Title/Legal Issues? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Do any environmental issues affect the value of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes to any of the above, please explain:	

NEIGHBORHOOD	
Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Marketing Time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	
Vacancy Rate <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20% +	
No. of Active Listings in Neighborhood: _____	
Price Range of Active Listings in Neighborhood: \$ _____ to \$ _____	
COMMENTS	

VALUE ESTIMATION			
Probable Sale Price		90-Day Marketing Time	
120-Day Marketing Time		180-Day Marketing Time	
As Is			
As Repaired			
Property should be listed: As Is: <input type="checkbox"/> As Repaired: <input type="checkbox"/>			
Anticipated Seller-Paid Financing Costs: \$ _____			
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)			
PREPARED BY: _____			
Signature		Date	

COMPETITIVE LISTINGS							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Current List Price	\$	\$	\$	\$			
Current List Date							
Original List Price	\$	\$	\$	\$			
Original List Date							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade	Total # of Rooms	Total # of Rooms		Total # of Rooms		Total # of Rooms	
Room Count	Bdrm Baths	Bdrm Baths		Bdrm Baths		Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location							
Site/Lot Size							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Original List Price	\$	\$	\$	\$			
List Price When Sold	\$	\$	\$	\$			
Sales Price	\$	\$	\$	\$			
Sales Date							
Days on Market							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade	Total # of Rooms	Total # of Rooms		Total # of Rooms		Total # of Rooms	
Room Count	Bdrm Baths	Bdrm Baths		Bdrm Baths		Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Sales or Financing Concessions							
Location							
Site/Lot Size							
Landscaping							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							