## RESIDENTIAL BROKER PRICE OPINION

REO	#:	т	his BF	O is the	☐ Init	ial 🗌	2nd O	pinion 🔲 Upo	dated [	] Exte	rior Onl	y DATE						
PROPERTY ADDRESS: _								SAI	LES REF	PRESE	ENTATI	VE:						
									ENT NA	ME:								
FIRM	1 NAME:								MPLETE									
	NE NO.								X NO.									
ГПО	INE INO.								A NO.									
I.	GENERAL MA	RKE	T C	ONDIT	IONS													
	Current market cor	urrent market condition:							Slow			Stable	Improving		Excellent			
	Employment condi	mployment conditions:					ining		Stable			Increasing						
	Market price of this ty	perty h	nas:		Decr	eased		% in past				months						
							ased			% i	in past		_ months	months				
							ained											
	Estimated percenta	-			_	_		_			-	vner occupant	% tenant					
		Norm			□ o			shortage	ortage of comparable listings in the neighborhood									
		oximate number of comparable units for sale in neighborhood:   of competing listings in neighborhood that are REO or Corporate owned:																
		-		-	od that	are R	EO or											
	No. of boarded or b	b. of boarded or blocked-up homes:																
II.	SUBJECT MA	RKF	TAR	ILITY														
					s \$			to \$	;									
Range of values in the neighborhood is \$ to \$ The subject is an \( \sigma \) over improvement \( \sigma \) under improvement \( \sigma \) Appropriate improvement for the neighborhood is \$ to \$ Appropriate improvement for the neighborhood is \$ to \$ Appropriate improvement for the neighborhood is \$ to \$ Appropriate improvement for the neighborhood is \$ to \$											neighb	orhood.						
	Normal marketing	time ir	n the a	area is:				days.										
	Are all types of fina	financing available for the property?																
	Has the property b	een o	n the	market ir	the la	st 12 n	nonths	? 🗌 Yes	☐ No	lf	yes, \$	li	st price (inclu	ide ML	S printout)			
	To the best of your	know	/ledge	, why dic	it not	sell?												
	Unit Type:   si	ingle f	amily	detache	d	COI	ndo	☐ co-op	)	n	nobile h	nome						
		ingle f	amily	attached	I	☐ tov	vnhous	se 🗌 modu	ılar									
	If condo or other asso	ociation	n exists	s: Fee \$		□m	onthly	□ annually	/ Curre	ent?	] Yes	☐ No Fe	e delinquent? \$	i				
The fee includes: Insurance Landscape Pool Tennis Other																		
	Association Contac	ct:	Nan	ne:								Ph	one No.:					
III. (	COMPETITIVE C				T													
	ITEM		SUBJI	ECT	CC	OMPAI	RABLE	NUMBER 1	- C	OMPA	RABLE	NUMBER 2	COMPA	RABL	E NUMBER 3			
Addr							DE	2/0000	_		DEC	2/Carp 🗆		DE	O/Carp			
	imity to Subject	\$				9		D/Corp□			\$	D/Corp		:O/Corp				
	Price /Gross Living Area	\$		Sq. Ft.	\$		ı. Ft.		\$	I	<u>Ψ</u> η. Ft.		\$ Sq. Ft.					
	Date &								Ť									
	on Market																	
VALUE ADJUSTMENTS		DE	DESCRIPTION DESCRIPTION				ION	Adjustment	DE	SCRIF	PTION	Adjustment	DESCRIP	Adjustment				
Sales or Financing		BEGGIAII HOIV				01111	1011		1	OOI	11014		BECOIL					
	cessions																	
Loca	ition																	
Leas	ehold/Fee Simple																	
Site																		
View									+									
	gn and Appeal ty of Construction								+									
Age	ty or Construction								+									
	dition																	
	/e Grade	Total	Bdms	Baths	Total	Bdms	Baths		Total	Bdms	Baths		Total Bdms	Baths				
	m Count																	
	s Living Area		S	q. Ft.		Sq	. Ft.			S	q. Ft.		Sq	. Ft.				
	ement & Finished ms Below Grade																	
	ctional Utility								+									
	ing/Cooling								$\top$			1	1					
	gy Efficient Items																	
	ge/Carport																	
Porcl	nes, Patio, Deck																	
	lace(s), etc.																	
	ce, Pool, etc.								+				-					
Othe								<b>¢</b>	+		_	<b>+</b>	<del> </del>	_	¢			
	Adj. (total)					· 📙 ·	-	\$	1	+ 🗆	-	\$	+	-	\$			
Adjusted Sales Price of						\$						\$			\$			

REO#															
IV. MARKETING STI	RATEG	¥Υ													
☐ As-is ☐ Mini	imal Le	ender Re	equire	d Repa	irs 🗆	Repa	aired Most	_ikelv B	Buver: [	∃ow	ner occupant	□ Inv	estor		
			,		_					_					
V. REPAIRS Itemize ALL repairs											ndition for the	neighbo	rhood.		
Check those repairs you recommend that we perform for most successful marketing of the property.															
<u> </u>				\$	·								_ \$ _		
				\$	· —		— 님 —						- \$ -		
				\$									_ \$ _		
Ш				\$	·		⊔						_ \$ _		
			GRA	ND TO	TAL FO	R AL	L REPAIRS	\$	-						
VI. COMPETITIVE L	ISTIN	GS													
ITEM		SUBJE	CT	COI	MPARA	NUMBER 1	COV	MPARA	BLE	NUMBER. 2	COMPARABLE NUMBER. 3				
Address															
Proximity to Subject						/Corp			REO	Corp	REO/Corp				
List Price	\$					\$				\$		\$			
Price/Gross Living Area	\$ Sq.Ft.			\$	Sq.Ft			\$	Sq.F	t.		\$	Sq.F	t.	
Data and/or															
Verification Sources VALUE ADJUSTMENTS	DESCRIPTION			DE	SCRIPTION	DN.	Adjustment	DESC	CRIPTIO	N.	Adjustment	DESCRIPTION Adjustment			
Sales or Financing	BEGORII HON					-	1				1,				,
Concessions															
Days on Market															
Location												_			
Leasehold/Fee															
Simple Site												$\vdash$			
View												<del>                                     </del>			
Design and Appeal															
Quality of Construction															
Age												_			
Condition															
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths		Total	Bdms	Baths		Total	Bdms	Baths	
Room Count		Щ				- F4				0 54		-		0 54	
Gross Living Area Basement & Finished	Sq. Ft.				5	iq. Ft.		Sq. Ft.				Sq. Ft.			
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)				-	□-		<u>,                                     </u>	<b>†</b> □+	□-	- 3	<u> </u>	<del> </del> □+	□-	\$	
Adjusted Sales Price											·				
of Comparable						;	<b>S</b>			\$	<u> </u>			\$	
VI. THE MARKET V	ALUE	(The va	alue m	ust fall	within t	he ind	dicated value	of the C	Compet	itive C	losed Sales).				
					Marke	t Val	ue		Sug	geste	d List Price				
			\$		_	\$									
		REPA	IRED		\$										
COMMENTS (Include	e specifi	ic positiv	es/nea:	atives s	special co	oncerr	is, encroachme	nts. ease	ements	water	rights, environ	mental o	oncerns	s, flood :	zones, etc.
COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)													-, 3.0.		
Signature:									I	Date:					