

Broker Price Opinion

PROPERTY ADDRESS:			
REO #:		BORROWER:	
Most Recent Listing History	From	To	Listed at \$

I. GENERAL MARKET CONDITIONS

Current market condition:	<input type="checkbox"/> Depressed	<input type="checkbox"/> Slow	<input type="checkbox"/> Stable	<input type="checkbox"/> Improving	<input type="checkbox"/> Excellent
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II. SUBJECT MARKETABILITY

Normal marketing time in the area is:		days.			
Marketability of subject property is	<input type="checkbox"/> excellent	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor.	
Unit Type:	<input type="checkbox"/> House	<input type="checkbox"/> Condo	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Multi-family (#. of units)	<input type="checkbox"/> Modular

III. COMPETITIVE CONTRACT OFFERINGS OR LISTINGS

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address												
Proximity to Subj.												
Current Price \$												
List Date /DOM												
Lot Size												
Room Count	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.		

COMMENTS: <i>Please describe the condition of the comparables.</i>	
COMP #1:	
COMP #2:	
COMP #3:	

IV. COMPETITIVE CLOSED SALES

ITEM	SUBJECT			COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address												
Proximity to Subj.												
Sales Price \$												
Date of Sale /DOM												
Lot Size												
Room Count	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.		

COMMENTS: <i>Please describe the condition of the comparables.</i>	
COMP #1:	
COMP #2:	
COMP #3:	

V. ESTIMATED CLOSING COSTS / REPAIRS NOTED

Gross Estimated Closing Costs	
Gross Amount of Repairs Needed	
List of Repairs (if necessary)	
Continued.....	

VI. THE MARKET 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:

	Market Value	Suggested List Price	Available Financing	Broker Recommends Marketing Either
As Is	\$	\$	Conv <input type="checkbox"/> FHA/VA <input type="checkbox"/> Other <input type="checkbox"/>	As Is <input type="checkbox"/> OR
Complete Repairs	\$	\$	Estimate of Repairs: \$	Repairs <input type="checkbox"/>

COMMENTS including specific positive 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

Date