

**BROKER'S PRICE OPINION**

Freddie Mac Loan # \_\_\_\_\_

Exterior/Curb Side  Inspection Date \_\_\_\_\_ Servicer Loan # \_\_\_\_\_  
 Interior   
 Interior Access Denied  Reason \_\_\_\_\_

BPO Firm Name	Broker	Phone ( )
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**SUBJECT PROPERTY DESCRIPTION**

Property Address			Unit #
City	County	State	Zip Code
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:  Townhouse  SFD  2 Fam  3 Fam  4 Fam  Condo    Condo Assn Fee per month \$ \_\_\_\_\_

Occupant:  Owner  Tenant  Vacant

Estimate of repairs needed for subject property

<p>Interior:</p> <p>Painting \$ _____</p> <p>Structural \$ _____</p> <p>Appliances \$ _____</p> <p>Utilities \$ _____</p> <p>Carpet/Floors \$ _____</p> <p>Other \$ _____</p> <p>Cleaning/Trash Removal \$ _____</p>	<p>Exterior:</p> <p>Painting \$ _____</p> <p>Structural \$ _____</p> <p>Landscaping \$ _____</p> <p>Roof \$ _____</p> <p>Windows \$ _____</p> <p>Other \$ _____</p>
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Do you recommend repairs?  Yes  No

Repair Totals: \$ \_\_\_\_\_

Overall Property Condition:  Excellent  Good  Fair  Poor  Inferior

Are there any items that require IMMEDIATE attention/action?  Yes  No

Title/Legal Issues?  Yes  No

Do any environmental issues affect the value of the property?  Yes  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 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20+% <input type="checkbox"/>
No. of Active Listings in Neighborhood: _____	Price Range of Active Listing in Neighborhood: From \$ _____ 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  As Repaired

Anticipated Seller-Paid Financing Costs: \$ \_\_\_\_\_

COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)


**ATTACH INTERIOR AND EXTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY**

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 Room Count	Total # of Rooms Bdrm _____ Baths _____	Total # of Rooms Bdrm _____ Baths _____		Total # of Rooms Bdrm _____ Baths _____		Total # of Rooms 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 the 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 Room Count	Total # of Rooms Bdrm _____ Baths _____	Total # of Rooms Bdrm _____ Baths _____		Total # of Rooms Bdrm _____ Baths _____		Total # of Rooms 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.)							
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:							