

EXPERT'S OPINION OF PRICE

Case No.
File No.

Borrower/Subject Property Information

File Number: _____ Desk Survey of Data
 Field Survey of Data

Borrower: _____

Property Address: _____

City: _____ County: _____ State: _____ Zip Code: _____

No. of Rooms	No. of Bedrooms	No. of Bathrooms	Family Room or Den <input type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area Sq. Ft.	Garage/Carport	Porches, Patio, or Pool	Central Air <input type="checkbox"/> Yes <input type="checkbox"/> No
--------------	-----------------	------------------	--	----------------------------------	----------------	-------------------------	---

Neighborhood

Location: Urban Suburban Rural

Built up: Over 75% 25% to 75% Under 25%

Growth Rate: Fully Dev. Rapid Stable Slow

Property Values: Increasing Stable Declining

Demand/Supply: Shortage In Balance Over Supply

Marketing Time: Under 3 Mos. 3-6 Mos. Over 6 Mos.

Present Land Use: 1 Family 2-4 Family Apts. Condo Commercial Industrial Vacant PUD

Change in Present Land Use: Not Likely Likely Taking Place From

Predominant Occupancy: Owner Tenant _____ % Vacant

Price Range \$ _____ to \$ _____ Predominant Value \$ _____

Age _____ yrs. to _____ yrs. Predominant Age _____ yrs.

Note: Race or the racial composition of the neighborhood is not considered to be a reliable factor in this analysis.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): _____

Subject

Approximate Year Built: _____ No. Units: _____ No. Stories: _____

Type (detached, duplex, semi-det., etc.): _____

Design (rambler, split level, etc.): _____

Exterior Wall Material: _____ Roof Material: _____

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				

Closed Sales

The requested sales search has resulted in the selection of the following three transactions to depict a sales price range for properties similar to the subject property in the subject neighborhood.

The purpose of this search is to provide an indication of the prevalent sales price range for reasonably similar properties in the subject's neighborhood. The referenced sales information is not to be considered as an indication of value for the captioned property and should not be utilized for any purpose requiring either an appraisal or an appraisal review.

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3
Address				
Proximity to Subject				
Square Foot Area				
Sale Date				
Sale Price				
Sale Price/Sq. Ft.				
Comments:				

Price Estimation

The purpose of the estimates below is to suggest where the market falls within the established competitive listings and closed sale ranges that are detailed above.

	SUGGESTED LIST PRICE	SUGGESTED SALE PRICE	PROBABLE MARKETING TIME
As is			
As repaired (for REO & Loss Mitigation Only)			

This is a report of subject property data and relevant market data only and is not to be construed as an appraisal report.

Appraiser
Signature: _____

Name: _____

Date Report Signed: _____

State Certification #: _____ State: _____

Or State License #: _____ State: _____

EXPERT'S OPINION OF PRICE

File No.

Purpose of the Consultation: The purpose of the consultation service is to provide the client with an indication of the prevalent sales price for reasonably similar residential properties in the subject neighborhood, or competing neighborhoods, in proximity to the subject property. The market indicator's presented may or may not be indicative of the neighborhood range and are not intended to reflect a specific value for the subject of this report. The objective of the client is to utilize this information to make decisions as to the overall marketability of the subject property in relation to locationally similar properties. The referenced sales information is not to be considered as an indication of value for the captioned property and should not be utilized for any purpose requiring an appraiser or an appraisal review.

THE SCOPE OF THE CONSULTING REPORT AND COMPETITIVE LISTINGS

This consultation consists of obtaining information regarding the subject property and the neighborhood, verifying the information through public and/or private records, and researching local data sources for three recent sales of relative similarity, and presenting a summary of the relevant data. The objective of the client is to utilize this information to make decisions as to the overall marketability of the subject property to locationally similar properties.

STATEMENT OF LIMITING CONDITIONS AND APPRAISERS CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in this report is subject to the following conditions:

1. The Appraiser will not be responsible for matters of legal nature that affect either the subject property or the title to it. The appraiser assumes that the title is good and marketable, and therefore, will not render any opinions about the title. The property is analyzed on the basis of it being under responsible ownership
2. The Appraiser will give no testimony or appear in court because he or she performed this consultation, unless specific arrangements to do so have been made beforehand.
3. If an exterior inspection of the subject was completed, the physical characteristics noted are limited to observations made from public street access. If no inspection of the subject was completed, no representation to the condition of the subject is made.
4. The Appraiser obtained the information contained in the consultation report from sources that he or she considers reliable and believes them to be true and correct. The Appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
5. The Appraiser will not disclose the contents of this report except as provided for in the Uniform Standards of Professional Appraisal Practice.
6. The Appraiser must provide his or her prior written consent before the lender/client can distribute this report (including any conclusions, the appraiser's identity and professional designations, and references to any professional appraisal organizations of the firm in which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successor and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or the District of Columbia; except that the lender/client distribute the property description section of this report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have searched the subject market area and have selected a minimum of three recent sales and competitive listings or properties that appear to be proximate to the subject property for consideration in this analysis.
2. I have not knowingly withheld any significant information from the consultation report and I believe, to the best of my knowledge, that all statements and information in the report are true and correct.
3. I stated in the consultation report, only my personal, unbiased, and professional analysis, opinions, and conclusions, which are subject to the contingent and limiting conditions specified in the form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my consultation on the race, color, religion, sex handicap, familiar status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this consultation is contingent on the results attained.
5. My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of this report. I was not required to make a predetermined conclusion that favors the cause of the client or in any related party, the attainment of a specified result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the consulting assignment
6. I performed this consulting assignment in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of this analysis.
7. Unless otherwise noted in the report, the extent of the inspection of the subject property is limited to an exterior only inspection.
8. I personally prepared all conclusions and opinions about the real estate that were set forth in this consultation report. If I called on significant professional assistance from any individual(s) in the performance of the analysis or the preparation of the report. I have named such individual(s) and disclosed the specific tasks performed by them in an attached addendum to this report. I certify that any individual as named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if any unauthorized change is made to the report, I will take no responsibility for it.

Address of Property Analyzed: _____

Appraiser
Signature: _____
Name: _____
Date Report Signed: _____
State Certification #: _____ State: _____
Or State License #: _____ State: _____