

BROKER'S PRICE OPINION

Exterior/Curb Side Inspection Date _____ Freddie Mac Loan # _____
 Interior
 Interior Access Denied Reason _____ Servicer Loan # _____

BPO Firm Name		Broker		Phone	
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: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input type="checkbox"/> 2 Family <input type="checkbox"/> 3 Family <input type="checkbox"/> 4 Family <input type="checkbox"/> Condo Condo Assn Fee per month \$ _____					
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		
Repair Totals \$ _____					

Overall Property Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Inferior					
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 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: <input type="checkbox"/> As Is <input type="checkbox"/> 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	

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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 Bedrooms _____ Baths _____	Total # of Rooms Bedrooms _____ Baths _____		Total # of Rooms Bedrooms _____ Baths _____		Total # of Rooms Bedrooms _____ 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 years)							
Overall Condition							
Garage / Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est \$ of Value ADJ	\$	\$		\$		\$	
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 Bedrooms _____ Baths _____	Total # of Rooms Bedrooms _____ Baths _____		Total # of Rooms Bedrooms _____ Baths _____		Total # of Rooms Bedrooms _____ 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 years)							
Overall Condition							
Garage / Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est \$ of Value ADJ	\$	\$		\$		\$	
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							