

Sample Residential Broker Price Opinion Form

Loan# _____

REO#: _____ This BPO is the Initial 2nd Opinion Updated Exterior Only DATE _____

PROPERTY ADDRESS: _____ SALES REPRESENTATIVE: _____

CLIENT NAME: _____

FIRM NAME: _____ COMPLETED BY: _____

PHONE NO: _____ FAX NO: _____

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent

Employment conditions: Declining Stable Increasing

Market price of this type of property has: Decreased _____ % in past _____ months

Increased _____ % in past _____ months

Estimated percentage of owner vs. tenants in neighborhood _____ % owner occupant _____ % tenant

There is a: Normal supply oversupply shortage of comparable listings in the neighborhood

Approximate number of comparable units for sale in neighborhood: _____

No. of competing listings in neighborhood that are REO or Corporate owned: _____

No. of boarded or blocked-up homes: _____

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ _____ to \$ _____

The subject is an over improvement under improvement Appropriate Improvement for the neighborhood

Normal marketing time in the area is: _____ days

Are all types of financing available for the property? Yes No If no, explain _____

Has the property been on the market in the last 12 months? Yes No If yes, \$ _____ list price (include MLS printout)

To the best of your knowledge, why did it not sell? _____

Unit Type: Single family detached Condo Co-op Mobile home

Single family attached Townhouse Modular

If condo or other association exists: Fee \$ _____ monthly annually Current? Yes No Fee delinquent? \$ _____

The fee includes: Insurance Landscape Pool Tennis Other _____

Association Contact: Name: _____ Phone No: _____

III. COMPETITIVE CLOSE SALES

ITEM	Subject	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address										
Proximity to Subject		REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>		
Sale Price	\$									
Price/Gross Living Area	\$ Sq. Ft.	\$	Sq. Ft.	\$	Sq. Ft.	\$	Sq. Ft.	\$	Sq. Ft.	
Sale Date & Days on Market										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	
Sales or Financing Concessions										
Location										
Leasehold/ Fee Simple										
Site										
View										
Design and Appeal										
Quality of Construction										
Age										
Condition										
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	
Room Count										
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			
Basement & Finished 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)			<input type="checkbox"/> + <input type="checkbox"/> -			<input type="checkbox"/> + <input type="checkbox"/> -			<input type="checkbox"/> + <input type="checkbox"/> -	
Adjusted Sales Price of Comparable			S			S			S	

REO#

Loan#

IV. MARKETING STRATEGY

Occupancy Status: Occupied Vacant Unknown

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from the present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

- Five pairs of checkboxes for repairs, each with a dollar sign and a line for amount.

VI. COMPETITIVE LISTINGS

Table with columns for ITEM, Subject, and three COMPARABLE NUMBERS. Includes rows for Address, Proximity, Sale Price, Price/Gross Living Area, and detailed VALUE ADJUSTMENTS.

VII. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS \$ _____ \$ _____
REPAIRED \$ _____ \$ _____
Last Sale of Subject, Price \$ _____ Date _____

COMMENTS (Include specific positive/negative, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Three horizontal lines for writing comments.

Signature: _____

Date: _____