RESIDENTIAL BROKER PRICE OPINION

Loan # REO #: This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☐ Exterior Only PROPERTY ADDRESS: SALES REPRESENTATIVE: BORROWER'S NAME: COMPLETED BY: FIRM NAME: PHONE NO. FAX NO. I. GENERAL MARKET CONDITIONS Current market condition: Depressed Slow Employment conditions: Declining Stable Increasing Decreased % Market price of this type property has: in past Increased Remained stable Estimated percentages of owner vs. tenants in neighborhood: % owner occupant ☐ oversupply $\hfill \square$ shortage of comparable listings in the neighborhood ☐ Normal supply 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\$ over improvement under improvement ☐ Appropriate improvement for the neighborhood. The subject is an days. Normal marketing time in the area is: If no, explain ☐ Yes ☐ No Are all types of financing available for the property? ☐ No If yes, \$ list price (include MLS printout) ☐ Yes Has the property been on the market in the last 12 months? To the best of your knowledge, why did it not sell? single family detached □ со-ор ☐ Units # □ condo Unit Type: single family attached ☐ townhouse mobile home ☐ modular If condo or other association exists: Fee \$ monthly □ annually Current? ☐ Yes ☐ No Fee delinquent? \$ ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other The fee includes: Phone No.: Association Contact: Name: III. COMPETITIVE CLOSED SALES COMPARABLE NUMBER 1 COMPARABLE NUMBER 2 COMPARABLE NUMBER 3 SUBJECT Address Proximity to Subject \$ \$ \$ Sale Price Sq. Ft. \$ Sq. Ft. Sq. Ft. Sq. Ft. Price/Gross Living Area Sale Date & Days on Market VALUE ADJUSTMENT +(-) Adjustment +(-) Adjustment DESCRIPTION **DESCRIPTION** DESCRIPTION **DESCRIPTION** Sales or Financing Concessions Location (City/Rural) Leasehold/Fee Simple Lot Size View Design and Appeal Quality of Construction Year Built Condition Bdms Bdms Baths Above Grade Room Count Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft. Gross Living Area 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) Adjusted Sales Price \$ \$

of Comparable

REO#			Loan #													
IV. MARKETING S	Occupancy Status: Occupied Vacant Unknown															
☐ As-is ☐ Mi	nimal l	Lende	r Requ	ired R	epairs	□ F	Repaired M	1ost Lik	kely Bu	ıyer: [Owner occ	cupant	: 🔲 Ir	vestor		
V. REPAIRS Itemize ALL repair Check those repair												for the	neighb	orhood		
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VI. COMPETITIVE	DMPETITIVE LISTINGS ITEM SUBJECT				COMPARABLE NUMBER 1				COMPARABLE NUMBER. 2				COMPARABLE NUMBER. 3			
Address			OOMI / II O I DEL TOMBER T				OOMI ANADEL NUMBER. 2				COMI / III / IEEE I I COMIDE I I CO					
Proximity to Subject List Price	\$			\$				\$				\$				
Price/Gross Living Area	\$ Sq.Ft.		\$ Sq.Ft.				\$	⊅ Sq.Ft.			\$ Sq.Ft.			Ψ		
Data and/or	7	<u> </u>		+	<u> </u>	-		1	- 4.1			7	- Y-1			
Verification Sources																
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION			+ (-)Adjustment	DESCRIPTION		TION	+(-)Adjustment	DESCRIPTIO		TION	+(-)Adjustment		
Sales or Financing Concessions																
Days on Market and																
Date on Market																
Location																
Leasehold/Fee																
Simple																
Site																
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Design and Appeal																
Quality of Construction																
Age																
Condition	Total	Bdms	Baths	Total	Bdms	Baths		Total	Bdms	Baths		Total	Bdms	Baths		
Above Grade Room Count		. Ft.	Data to	10.00	Danie	Sq. Ft.			Dame	Sq. Ft.			- Barrio	Sq. Ft.		
Gross Living Area Basement & Finished	04					04.11	•			04. 1 1.				04. 1 1.		
Rooms Below Grade																
Functional Utility																
Heating/Cooling																
Energy Efficient Items																
Garage/Carport		-														
Porches, Patio, Deck																
Fireplace(s), etc.				1												
Fence, Pool, etc.				1												
Other				-				<u> </u>		1						
Net Adj. (total)				□+	<u> </u>	9	80	+	<u> </u>	- \$	0	□+		\$0)	
Adjusted Sales Price of Comparable			\$			5			\$				\$	\$		
VI. THE MARKET	VALU	E 60-9	0 Day	s (The	value	must f	fall within the	indica	ted va	lue of t	the Competi	tive CI	osed S	Sales).		
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		AS IS				Market Value Sug \$					gested List Price					
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