

RESIDENTIAL BROKER PRICE OPINION

Loan # _____

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

PROPERTY ADDRESS: _____ SALES REPRESENTATIVE: _____

_____ CLIENT NAME: _____

_____ COMPLETED BY: _____

_____ FAX NO. _____

GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☐ Slow ☐ Stable ☐ Improving ☐ Excellent

Employment conditions: ☐ Declining ☐ Stable ☐ Increasing

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

☐ Increased _____ % in past _____ months

☐ Remained stable

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

There is a ☐ Normal supply ☐ oversupply ☐

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: _____

FIRM NAME:

PHONE NO.

I.

shortage of comparable listings in the neighborhood

II. SUBJECT MARKETABILITY

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.: _____

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

III. COMPETITIVE CLOSED SALES											
ITEM		SUBJECT		COMPARABLE NUMBER 1		COMPARABLE NUMBER 2		COMPARABLE NUMBER 3			
Address											
Proximity to Subject				REO/Corp				REO/Corp			
Sale Price		\$			\$			\$			
Price/Gross Living Area		\$ Sq. Ft.		\$ Sq. Ft.				\$ Sq. Ft.			

Sale Date & Days on Market															
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) Adjustment			DESCRIPTION			+(-) Adjustment		
Sales or Financing Concessions															
Location															
Leasehold/Fee Simple															
Site															
View															
Design and Appeal															
Quality of Construction															
Age															
Condition															
Above Grade Room Count Gross Living Area	Total	Bdms	Baths	Total	Bdms	Baths				Total	Bdms	Baths			
	Sq. Ft.			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)					+	-	\$ 0				+	-	\$0		
Adjusted Sales Price of Comparable							\$						\$		

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 its 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.

<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____
<input type="checkbox"/>	_____	\$	_____	<input type="checkbox"/>	_____	\$	_____

GRAND TOTAL FOR ALL REPAIRS \$

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER. 2			COMPARABLE NUMBER. 3			
Address											
Proximity to Subject		REO/Corp			REO/Corp			REO/Corp			
List Price	\$		\$			\$			\$		
Price/Gross Living Area	\$ Sq.Ft.	\$ Sq.Ft.			\$ Sq.Ft.			\$ Sq.Ft.			
Data and/or Verification Sources											
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)Adjustment		DESCRIPTION	+(-)Adjustment		DESCRIPTION	+(-)Adjustment		
Sales or Financing Concessions											
Days on Market											
Location											
Leasehold/Fee Simple											
Site											
View											
Design and Appeal											
Quality of Construction											
Age											
Condition											
Above Grade Room Count Gross Living Area	Total	Bdms	Baths	Total	Bdms	Baths		Total	Bdms	Baths	
	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"/> -		\$0	<input type="checkbox"/> + <input type="checkbox"/> - -		\$0	<input type="checkbox"/> + <input type="checkbox"/> -		\$0	
Adjusted Sales Price of Comparable				\$			\$			\$	

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

AS IS

Market Value

Suggested List Price

\$

\$

REPAIRED

\$

\$

Last Sale of Subject, Price \$

Date

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

Signature: _____

Date: _____

SAMPLE