RESIDENTIAL BROKER PRICE OPINION

REO	#													
NLU	#:	This BPO is the	☐ Initial ☐ 2nd O	pinion 🔲 Upda	ted Exterior Onl	y DATE								
PROF	PERTY ADDRESS:			SALE	S REPRESENTATI	VE:								
				BORF	BORROWER'S NAME:									
FIRM	I NAME:			COMI	COMPLETED BY:									
PHON	NE NO.			 FAX N	FAX NO.									
	-													
I.	GENERAL MA	RKET CONDITI	ONS			_								
	Current market con		Depressed	_	Slow		Improving \Box	Excellent						
	Employment condit		☐ Declining	Ш	Stable	Increasing								
	Market price of this typ	pe property has:	☐ Decreased		% in past		months							
			☐ Increased		% in past		months							
			Remained		•		•	tenant						
Estimated percentages of owner vs. tenants in neighborhood: There is a Normal supply oversupply shortage of comparable listings in the neighborhood														
		Normal supply	☐ oversupply		nortage of comparat	ole listings in the	neighborhood							
		er of comparable un	_											
	. •	stings in neighborho	od that are REO or	Corporate owner	ed:									
	No. of boarded or b	locked-up nomes:												
II.	SUBJECT MAR	RKETABILITY												
		the neighborhood is	\$	to \$										
	The subject is an	over improveme		ler improvement	☐ Appr	opriate improven	nent for the neighbor	hood.						
	Normal marketing t	ime in the area is:		days.										
	Are all types of fina	ncing available for th	ne property?	☐ Yes	☐ No If no, exp									
	Has the property be	een on the market in	the last 12 months	?	□ No If yes, \$	lis	t price (include MLS	printout)						
	To the best of your	knowledge, why did	it not sell?											
	Unit Type: Sir	ngle family detached	d condo	□ со-ор	☐ mobile h	nome								
	☐ sir	ngle family attached	☐ townhous	se 🗌 modula	r									
	If condo or other asso	ciation exists: Fee \$	□monthly	☐ annually	Current? ☐ Yes	☐ No Fee	delinquent? \$							
	The fee includes:	☐ Insurance	☐ Landscape	☐ Pool	☐ Tennis	Oth	er							
	Association Contac	t: Name:				Pho	one No.:							
III. C	COMPETITIVE C				T		1							
	ITEM	SUBJECT	COMPARABLE	NUMBER 1	COMPARABLI	E NUMBER 2	COMPARABLE	NUMBER 3						
Addre			DEC	2/00-77	7									
Proximity to Subject			I KEU)/Corp□				VO 🖂						
Sale		Q				O/Corp□)/Corp						
		\$ 05.54	\$		\$	J/Corp∐	\$)/Corp						
Price/	Gross Living Area	\$ Sq. Ft.				D/Corp_	\$)/Corp□						
Sale	Gross Living Area		\$		\$	D/Corp	\$ \$q.	0/Corp						
Sale Days	Gross Living Area Date &		\$		\$		\$ \$q.							
Sale Days VALU	Gross Living Area Date & s on Market JE ADJUSTMENTS		\$	+(-) Adjustment	\$	+(-) Adjustment	\$ \$q.	P/Corp +(-) Adjustment						
Sale Days VALU	Gross Living Area Date & on Market JE ADJUSTMENTS s or Financing	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc	Gross Living Area Date & on Market JE ADJUSTMENTS or Financing cessions	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc	Gross Living Area Date & on Market JE ADJUSTMENTS or Financing cessions tion (City/Rural)	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc Locat Lease	Part & Comment of the	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc	Coross Living Area Date & on Market JE ADJUSTMENTS or Financing cessions tion (City/Rural) ehold/Fee Simple	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALL Sales Conc Locat Lease Lot S View	Coross Living Area Date & on Market JE ADJUSTMENTS or Financing cessions tion (City/Rural) ehold/Fee Simple	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig	Date & son Market JE ADJUSTMENTS sor Financing cessions tion (City/Rural) ehold/Fee Simple	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig	Date & son Market JE ADJUSTMENTS sor Financing cessions tion (City/Rural) ehold/Fee Simple Size gn and Appeal ty of Construction	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALU Sales Conc Local Lease Lot S View Desig	Date & son Market JE ADJUSTMENTS sor Financing cessions tion (City/Rural) ehold/Fee Simple Size gn and Appeal ty of Construction Built	\$ Sq. Ft. DESCRIPTION	\$ Sq. Ft DESCRIPTION	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION		\$ Sq. Ft. DESCRIPTION							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond	Date & son Market JE ADJUSTMENTS sor Financing cessions tion (City/Rural) ehold/Fee Simple Size gn and Appeal ty of Construction Built	\$ Sq. Ft.	\$ \$ Sq. Ft	+(-) Adjustment	\$ Sq. Ft.		\$ \$q. Ft.							
Sale Days VALL Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Above	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size Jen and Appeal Sty of Construction Built Stition Jen Grade Market Description Dessions Des	\$ Sq. Ft. DESCRIPTION	\$ Sq. Ft DESCRIPTION	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION		\$ Sq. Ft. DESCRIPTION							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross	Date & Good Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size Sign and Appeal Sty of Construction Built Stition We Grade The Count Size	\$ Sq. Ft. DESCRIPTION	\$ Sq. Ft DESCRIPTION	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION		\$ Sq. Ft. DESCRIPTION							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base	Date & Good Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size Sign and Appeal Sty of Construction Built Stition We Grade In Count Solve Living Area	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Roon Gross Base Roon	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Ition (City/Rural) Size Jehold/Fee Simple Jeho	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size Sign and Appeal Size Sign and App	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heati	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Ition (City/Rural) Size Jehold/Fee Simple Jeho	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALL Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heatti Energ	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size Jehold/Fee Simple Jehold/Fee Sim	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heati Energ Garage	Date & Gon Market JE ADJUSTMENTS Sor Financing Sessions Stion (City/Rural) Size Ign and Appeal Sty of Construction Built Stition See Grade In Count Solve Living Area Sement & Finished Ins Below Grade Stional Utility Sing/Cooling Sign End Sign Sign Sign Sign Sign Sign Sign Sign	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heati Energ Garag	Date & Gon Market JE ADJUSTMENTS s or Financing cessions tion (City/Rural) ehold/Fee Simple distribution with the control of	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Local Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heati Energ Garag Porch Firepla	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size In and Appeal By of Construction Built	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Room Gross Base Room Funct Heati Energ Garag Porch Firepla	Date & Gon Market JE ADJUSTMENTS Sor Financing Sessions Stion (City/Rural) Size Ign and Appeal Sty of Construction Built Stition See Grade In Count Solve Living Area Sement & Finished Ins Below Grade Stional Utility Sing/Cooling Sing Efficient Items Singe/Carport Singe, Patio, Deck Singer See, Pool, etc.	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths Sq. Ft.		\$ Sq. Ft. DESCRIPTION Total Bdms Baths Sq. Ft.	+(-) Adjustment	Sq. Ft. DESCRIPTION Total Bdms Baths Sq. Ft.	+(-) Adjustment						
Sale Days VALU Sales Conc Locat Lease Lot S View Desig Qualit Year Cond Abov Roon Gross Base Roon Funct Heati Energ Garag Porch Firepla Fence Other	Date & Gon Market JE ADJUSTMENTS Sor Financing Dessions Stion (City/Rural) Size In and Appeal By of Construction Built	\$ Sq. Ft. DESCRIPTION Total Bdms Baths	\$ Sq. Ft DESCRIPTION Total Bdms Baths	+(-) Adjustment	\$ Sq. Ft. DESCRIPTION Total Bdms Baths		\$ Sq. Ft. DESCRIPTION Total Bdms Baths							

REO#				Loan #											
IV. MARKETING STRATEGY				Occupancy Status: Occupied Vacant Unknown											
☐ As-is ☐ Mini	mal Le	ender Re	quirec	d Repa	irs 🗌 F	Rера	ired Most	Likely	Buyer: [Own	er occupant	☐ Inv	estor		
V. REPAIRS															
Itemize ALL repairs in Check those repairs											dition for the r	neighbo	rhood.		
				\$;								\$		
				\$			_						_		
				<u> </u>									_ \$ _		
Ш										_ \$ _					
			GRA	ND TO	TAL FOR	R AL	L REPAIRS	\$							
VI. COMPETITIVE LISTINGS ITEM SUBJECT CO				COI	COMPARABLE NUMBER 1				MPARA	BLE N	UMBER. 2	COMPARABLE NUMBER. 3			
•			COMI ANABLE NOMBLIN							OOM / NO IDEE NOMBER: 0					
Proximity to Subject	Address Proximity to Subject				REO/Co	orp[REO/C	orp	REO/Corp			
List Price	\$					\$				\$		\$			
Price/Gross Living Area Data and/or	\$	Sq.Ft.		\$	Sq.Ft.			\$	Sq.F	t.		\$	Sq.Ft	•	
Verification Sources															
VALUE ADJUSTMENTS	DE	SCRIPTIC	N	DE	SCRIPTION	1	+ (-)Adjustment		DESCRIPTI	ION	+(-)Adjustment	DE	SCRIPTIO	ON	+(-)Adjustment
Sales or Financing Concessions															
Days on Market and															
Date on Market															
Location (City/Rural)															
Leasehold/Fee Simple															
Lot Size															
View															
Design and Appeal															
Quality of Construction															
Year Built															
Condition	Total	Bdms	Baths	Total	Bdms B	aths		Total	Bdms	Baths		Total	Bdms	Baths	
Above Grade Room Count															
Gross Living Area	ss Living Area 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								<u> </u>							
Net Adj. (total)				+	<u> </u>	\$	i	+	- 🔲-	- \$		+	<u> </u>	\$	
Adjusted Sales Price of Comparable						\$;			\$				\$	
VI. THE MARKET V	ALUE	(The va	lue m	ust fall	within the	e ind	licated value	of the	Competi	itive Clo	osed Sales).				
AS IS REPAIRED 30 Quick Sale Value						Market Value Suggested List Price ———————————————————————————————————									
		ect, Pric	•	Da	to.										
COMMENTS (Include Attach		ic positive	s/nega	atives, s		cerns			sements,	water ri	ghts, environn	nental c	oncerns,	flood z	ones, etc.
Signature:			_	_				_		Date: _		_			