



Interior Broker's Price Opinion REO Sales & Marketing

PROPERTY

Loan Number
Property Address

City/State/Zip Code

AGENT INFORMATION

Real Estate Company/Agent

Real Estate Company's Address

Phone No.

Email Address:

City/State/Zip Code Fax No.

OCCUPANCY STATUS

Occupant: Homeowner Tenant Vacant **Lock Box Combination:** Rekeyed? Yes No
Date Vacant: **Debris Removed:** Yes No Date:

PROPERTY INFORMATION

Form of Ownership: Fee Leasehold
Dwelling Type: SFD MFD Cooperative Condo Townhouse

Amount of monthly HOA Assessments HOA Co. Name HOA Contact Phone No.
Personal Property left on premises:

Was the property previously listed? Yes No If so, what was the list price? DOM?

NEIGHBORHOOD

Location: Urban Suburban Distant Suburban Rural Resort

Price Range: \$ to \$ **Property Values Are:** Increasing Stable Declining

What Types of Financing/Concessions:

What is the avg. marketing time? up to 120 days 121 - 180 days over 180 days.

How many competitive sales are there in the properties neighborhood/marketing area in last 4 months?

How many competitive listings are there? Is there a: Shortage Balance w/demand Oversupply?

What is the general sale-type of competitive listings: % New homes % Resale % REO % Corporate

Are there newly constructed properties in the neighborhood/marketing area? Yes No

COMPARABLE LISTINGS													
Item	Subject Property			Listing #1			Listing #2			Listing #3			
	Address												
Proximity to Subject													
List Price													
Days Listed													
Property Type													
Age													
Condition													
Garage/Parking Type													
Amenities													
Room Count	Total	Brms:	Baths:	Total	Brms:	Baths:	Total	Brms:	Baths:	Total	Brms:	Baths:	
Gross Living Area	sq. ft.			sq. ft.			sq. ft.			sq. ft.			
Lot Size													
Basement/Finished Rms													
Comments on Competing Listings:													
COMPARABLE SOLD													
Item	Subject Property			Comparable #1			Comparable #2			Comparable #3			
	Address												
Proximity to Subject													
List Price													
Sales Price													
Closing Date													
Days Listed													
Property Type													
Age													
Condition													
Garage/Parking Type													
Room Count	Total	Brms:	Baths:	Total	Brms:	Baths:	Total	Brms:	Baths:	Total	Brms:	Baths:	
Gross Living Area	sq. ft.			sq. ft.			sq. ft.			sq. ft.			
Lot Size													
Basement/Finished Rms													
Comments on Competing Solds:													
VALUE SUMMARY													
List Price, "AS IS"								\$					
Probable Sales Price, "AS IS"								\$					
List Price, "Repaired"								\$					
Probable Sales Price, "Repaired"								\$					
List Price, Quick Sale - Contract w/in 30 days								\$					
Probable Sales Price, Quick Sale - Contract w/in 30 days								\$					
Land Value								\$					

SUBJECT'S REPAIRS & IMPROVEMENTS			
Interior Repairs:	Repair Estimates:	Exterior Repairs:	Repair Estimates:
() Cleaning	\$	() Painting	\$
() Painting	\$	() Siding	\$
() Carpet Clean Replace	\$	() Window Repair	\$
() Flooring	\$	() Roof	\$
() Wall Coverings	\$	() Landscaping	\$
() Kitchen	\$	() Fence	\$
() Appliances	\$	() Garage	\$
() Fixtures	\$	() Drive-Way	\$
() Baths	\$	() Pool	\$
() Other	\$	() Other	\$
() Other	\$	() Other	\$
	TOTAL \$		TOTAL \$
COMMENTS/MARKETING STRATEGY			
Comments:			
Positives:			
Negatives:			
Best Comp:			
Agent Signature: _____ Date: _____			