



BROKER'S PRICE OPINION

Freddie Mac Loan # _____
 Servicer Loan # _____

Exterior /Curb Side
 Interior
 Interior Access Denied Inspection Date _____

BPO Firm Name		Broker		BPO #		Phone	
SUBJECT PROPERTY DESCRIPTION							
Property Address						Unit #	
City		County		State		Zip	
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input type="checkbox"/> No				Name of Listing Broker, Salesperson or Firm		Phone	
Property Type: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input type="checkbox"/> 2 Fam <input type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo <input type="checkbox"/> Mfg Home		Condo Fee \$		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			

Estimate of repairs needed for subject property

Interior:				Exterior:			
Painting	\$	_____		Painting	\$	_____	
Structural	\$	_____		Structural	\$	_____	
Appliances	\$	_____		Landscaping	\$	_____	
Utilities	\$	_____		Roof	\$	_____	
Carpet/Floors	\$	_____		Windows	\$	_____	
Other	\$	_____		Other	\$	_____	
Cleaning/Trash Removal	\$	_____		Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Repairs Total: \$							

Overall Property Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Are there any items that require IMMEDIATE attention/action? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Title/Legal Issues? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Do any environmental issues affect the value of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes to any of the above, please explain:			

NEIGHBORHOOD

Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant	
Marketing Time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Vacancy Rate <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20% +	
No. of Active Listings in Neighborhood: _____		Price Range of Active Listings in Neighborhood: \$ _____ to \$ _____	
COMMENTS			

VALUE ESTIMATION

Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is			
As Repaired			
Property should be listed: As Is: <input type="checkbox"/> As Repaired: <input type="checkbox"/>			
Anticipated Seller-Paid Financing Costs: \$ _____			
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)			
PREPARED BY: _____			
Signature		Date	