

**1. Subject Property Information**

FHA Case #:		Property Address:									
Condition of Property:			Type of Property:			If Multi, # of Units:					
Is Property Vacant?	Y	N	Secure?	Y	N	Vandalized?	Y	N	Winterized?	Y	N
HOA?	HOA Name:		HOA Phone #:			Dues are:					

**2. Subject Property Marketability**

Current Market Condition:	Marketing Time for Area Average # Days: Low: High:	# of listings in market area:	Is there new construction nearby? Y N Price Range:
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**3. MPR (Minimum Property Requirement) Repairs for Subject Property (if any)**

Description	Estimated Cost	Description	Estimated Cost
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total Estimate of Repairs:			\$

**4. Marketing of Subject Property**

Positive Features	
Negative Features	
Listing History	
Current Marketing, if listed	
Recommended Marketing	

**5. Competitive Listings**

Item	Subject	Comparable #1				Comparable #2				Comparable #3					
Address															
Proximity to Subject		Subject													
Type of Sale															
Incentives Offered															
Location		View													
Curr List \$		Orig List \$													
List Date		DOM													
Room Count	Total	Bed	Bath	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-
Square Feet															
Lot Size (sq. ft.)															
Year Built															
Garage		Carport													
Pool		Spa													
Basement	Yes/No	Fin./Unfin.	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	
Design															
Condition															
Amenities															
Total Adjustments				\$				\$				\$			
Adjusted Value				\$				\$				\$			

Please describe the condition of the comparable listings:

Comp #1:	
Comp #2:	
Comp #3:	


 16845 Von Karman Avenue | Suite 100 | Irvine, CA 92606  
 Phone: (949) 261-9155 | Toll Free: (800) 960-2526 | Fax: (949) 261-9035

Corp ID #01449151

**6. Competitive Closed Sales**

Item		Subject				Comparable #1				Comparable #2				Comparable #3			
Address																	
Proximity to Subject		Subject															
Type of Sale																	
Incentives Offered																	
Location	View																
List \$	Sold \$																
Closed Date	DOM																
Room Count		Total	Bed	Bath	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	
Square Feet																	
Lot Size (sq. ft.)																	
Year Built																	
Garage	Carport																
Pool	Spa																
Basement		Yes/No	Fin./Unfin.	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-	Yes/No	Fin./Unfin.	Adj +/-		
Design																	
Condition																	
Amenities																	
Total Adjustments				\$				\$				\$					
Adjusted Value				\$				\$				\$					

Please describe the condition of the comparable sales:

Comp #1:	
Comp #2:	
Comp #3:	

**7. Comments (Summary of adjustments, market conditions, and other differences between subject and comparable listings and sales affecting value. Please also list the MLS Boards in which property has previously been featured.)****In your opinion, why hasn't this property sold?****In your opinion, is this property hard to sell?    Y    N    If yes, please provide a detailed explanation:****8. Market Value**

	Market Value	Suggested List Price
As Is	\$	\$
Complete Repairs	\$	\$

*\*The value for the subject property must be based on 30-90 days list to contract.\**

LLB Name	LLB Company
LLB Signature	Date


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