

FHA Case #: This BPO is the Initial 2nd Opinion Updated DATE:

PROPERTY ADDRESS: CLIENT NAME:

LLB COMPANY NAME: LLB NAME:

PHONE NUMBER: FAX NUMBER: EMAIL ADDRESS:

I. General Market Conditions

Current Market Condition Depressed Slow Stable Improving Excellent
 Employment Conditions Declining Stable Increasing
 Market price of this type of property has: Decreased _____% in past _____ months
 Increased _____% in past _____ months
 Remained Stable

*** All 3 percentages below must total 100. ***

Estimated percentage of owners vs. tenants in neighborhood: _____% owner occupant _____% tenant _____% vacant
 There is a: Normal Supply Oversupply Shortage of comparable listings in the neighborhood
 Approx. # of comparable listings _____ # of comparables that are REOs _____ # of boarded homes _____

II. Subject Property Marketability

Range of values in neighborhood: \$ _____ to \$ _____ Normal marketing time in area: _____ days
 Subject is an: Over improvement Under improvement Appropriate improvement for neighborhood
 Are all types of financing available for subject? Yes No If no, explain: _____
 Has subject been on the market in last 12 months? Yes No If yes, list price: \$ _____ (attach MLS printout)
 To the best of your knowledge, why did it not sell?

Unit Type: SFR detached Condo Vacant Lot Units # units: _____
 SFR attached (townhouse) Co-op Modular Manufactured # sections: _____
 If condo/other mandatory associations exist: Fee \$ _____ Does it adversely impact the value? Yes No

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT			CLOSED SALES - COMP 1			CLOSED SALES - COMP 2			CLOSED SALES - COMP 3		
Address												
Proximity to Subject												
Sale Price												
Price/GLA												
Sale Date												
Days on Market												
Sale/Transaction Type												
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION	+/- Adjustment	DESCRIPTION		+/- Adjustment	DESCRIPTION		+/- Adjustment		
Sales or Financing Concessions												
Location												
Leasehold/Fee Simple												
Site (Lot Size)												
View												
Design												
Year Built												
Condition												
Above Grade	Total	Bed	Bath	Total	Bed	Bath	Total	Bed	Bath	Total	Bed	Bath
Room Count												
Gross Living Area												
Room Additions												
Basement & Finished Rooms	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.				
Below Grade												
Functional Utility												
Heating/Cooling												
Garage/Carport												
Porches, Patio, Deck, Fireplaces, etc.												
Fence, Pool, etc.												
Other												
Net Adj (total)												
Adjusted Sales Price of Comps			Net Adj.		Net Adj.		Net Adj.					
			Gross Adj.		Gross Adj.		Gross Adj.					

IV. Marketing Strategy

Most likely buyer: Owner Occupant Investor In your opinion, is this property hard to sell? Yes No
 If yes, please describe why: _____

Positive Features: _____

Negative Features: _____

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V. MPR (Minimum Property Requirement) Repairs for Subject Property (if any)

Description	Estimated Cost	Description	Estimated Cost
Total Estimate of Repairs:			

VI. COMPETITIVE LISTINGS (3 active or pending)

ITEM	SUBJECT	LISTING - COMP 1			LISTING - COMP 2			LISTING - COMP 3		
Address										
Proximity to Subject										
List Price										
Price/GLA										
List Date										
Days on Market										
Sale/Transaction Type										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment			
Sales or Financing Concessions										
Location	<input type="text"/>	<input type="text"/>		<input type="text"/>		<input type="text"/>				
Leasehold/Fee Simple	<input type="text"/>	<input type="text"/>		<input type="text"/>		<input type="text"/>				
Site (Lot Size)										
View										
Design										
Year Built										
Condition	<input type="text"/>	<input type="text"/>		<input type="text"/>		<input type="text"/>				
Above Grade	Total	Bed	Bath	Total	Bed	Bath	Total	Bed	Bath	
Room Count										
Gross Living Area										
Room Additions	<input type="text"/>	<input type="text"/>		<input type="text"/>		<input type="text"/>				
Basement & Finished Rooms	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.	# of Rooms	Sq. Ft.		
Below Grade										
Functional Utility										
Heating/Cooling										
Garage/Carport										
Porches, Patio, Deck, Fireplaces, etc.										
Fence, Pool, etc.										
Other										
Net Adj (total)										
Adjusted Sales Price of Comps			Net Adj.		Net Adj.		Net Adj.			
			Gross Adj.		Gross Adj.		Gross Adj.			

VII. Market Value

As-Is
As Repaired
Market Value \$ \$

VIII. Comments (Summary of adjustments, market conditions and other differences between subject and comparable listings and sales affecting value.)

Signature:

DATE:

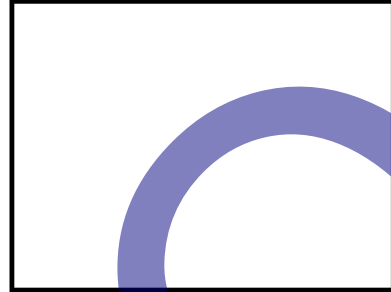
Save before locking: Please make sure that you save this report to your computer desktop before locking the form.

FHA Case #:

Full Address:

Instructions:

Click on each box and select desired photo from new window by double-clicking it. Enter descriptions by clicking in the text box below the photo. Create more boxes using the *Add Photos* button. As a rule, a good size for image files is about 2.5" wide x 2" tall, we recommend a pixel size of 640 x 480. We also recommend that your form not be more than 5 - 8 MB in size for emailing purposes.



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