

FHA CASE #: _____ ASSIGNED LLB: _____

PROPERTY ADDRESS: _____

I. GENERAL MARKET CONDITIONS

Current market condition: Depressed Slow Stable Improving Excellent
 Employment conditions: Declining Stable Increasing
 Estimated percentages of owner vs. tenants in neighborhood: _____ % owner occupant _____ % tenant
 There is a Normal supply oversupply shortage of comparable listings in the neighborhood
 Approximate number of comparable units for sale in neighborhood: _____
 No. of competing listings in neighborhood that are REO or Corporate owned: _____
 Primary Market Trend is REOs or Short Sales (Yes/No) _____

COMMENTS

II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$ _____ to \$ _____
 The subject is an over improvement under improvement Appropriate improvement for the neighborhood.
 Normal marketing time in the area is: _____ days.
 Has the property been on the market in the last 12 months? Yes No If yes, \$ _____ list price (current or most recent)
 To the best of your knowledge, why did it not sell? _____
 Unit Type: single family condo co-op manufactured other
 multi-family townhouse modular land
 If condo or other association exists: Fee \$ monthly annually Current? Yes No
 The fee includes: Insurance Landscape Pool Tennis Other _____
 Association Contact: Name: _____ Phone No.: _____

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE SOLD # 1			COMPARABLE SOLD # 2			COMPARABLE SOLD # 3		
Address										
Proximity to Subject		REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>		
Sale Price		\$			\$			\$		
Price/Gross Living Area		\$	Sq. Ft.		\$	Sq. Ft.		\$	Sq. Ft.	
Sale Date & Days on Market										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	
Sales or Financing Concessions										
Location										
Site										
View										
Design and Appeal										
Quality of Construction										
Age										
Condition										
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			
Basement & Finished Rooms Below Grade										
Heating/Cooling										
Energy Efficient Items										
Garage/Carport										
Porches, Patio, Deck										
Fireplace(s), etc.										
Fence, Pool, etc.										
Other										
Net Adj. (total)			\$0			\$0			\$0	
Adjusted Sales Price of Comparable			\$0			\$0			\$0	

IV. MARKETING STRATEGY

Insurable Insurable with Repair Escrow Uninsurable | Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to meet HUD minimum property requirements.

	\$
	\$
	\$
	\$
	\$

	\$
	\$
	\$
	\$
	\$

GRAND TOTAL FOR REQUIRED REPAIRS \$0.00

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE LISTING # 1			COMPARABLE LISTING # 2			COMPARABLE LISTING # 3		
Address										
Proximity to Subject		REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>		
List Price		\$			\$			\$		
Price/Gross Living Area		\$	Sq. Ft.		\$	Sq.Ft.		\$	Sq.Ft.	
Data and/or Verification Sources										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment	DESCRIPTION	+/- Adjustment			
Days on Market										
Location										
Site										
View										
Design and Appeal										
Quality of Construction										
Age										
Condition										
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	
Room Count										
Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			
Basement & Finished Rooms Below Grade										
Heating/Cooling										
Energy Efficient Items										
Garage/Carport										
Porches, Patio, Deck Fireplace(s), etc.										
Fence, Pool, etc.										
Other										
Net Adj. (total)				\$0			\$0			\$0
Adjusted Sales Price of Comparable				\$0			\$0			\$0

VII. SUGGESTED LIST PRICE

Suggested List Price is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SUGGESTED LIST PRICE

\$ _____

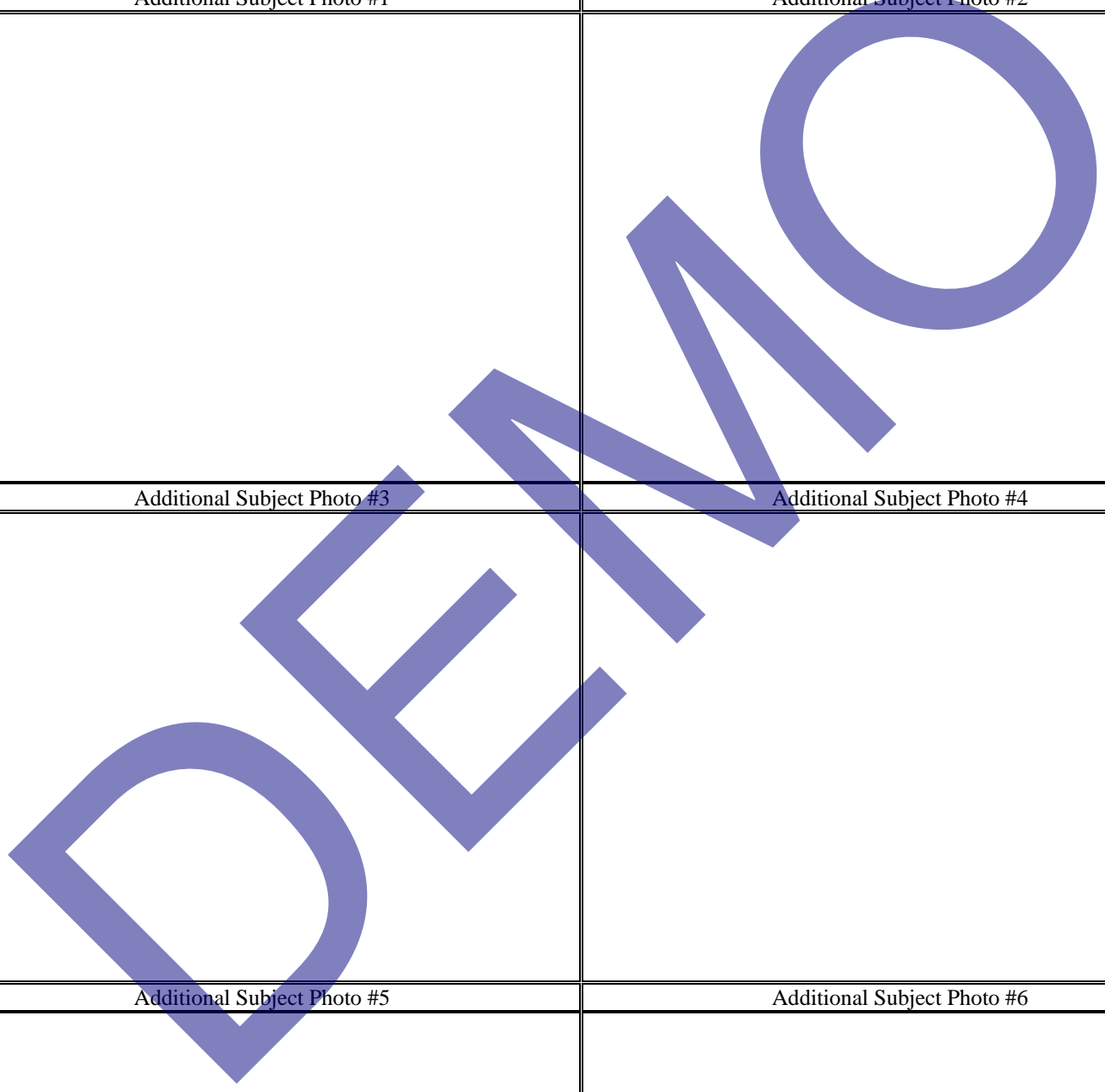
COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

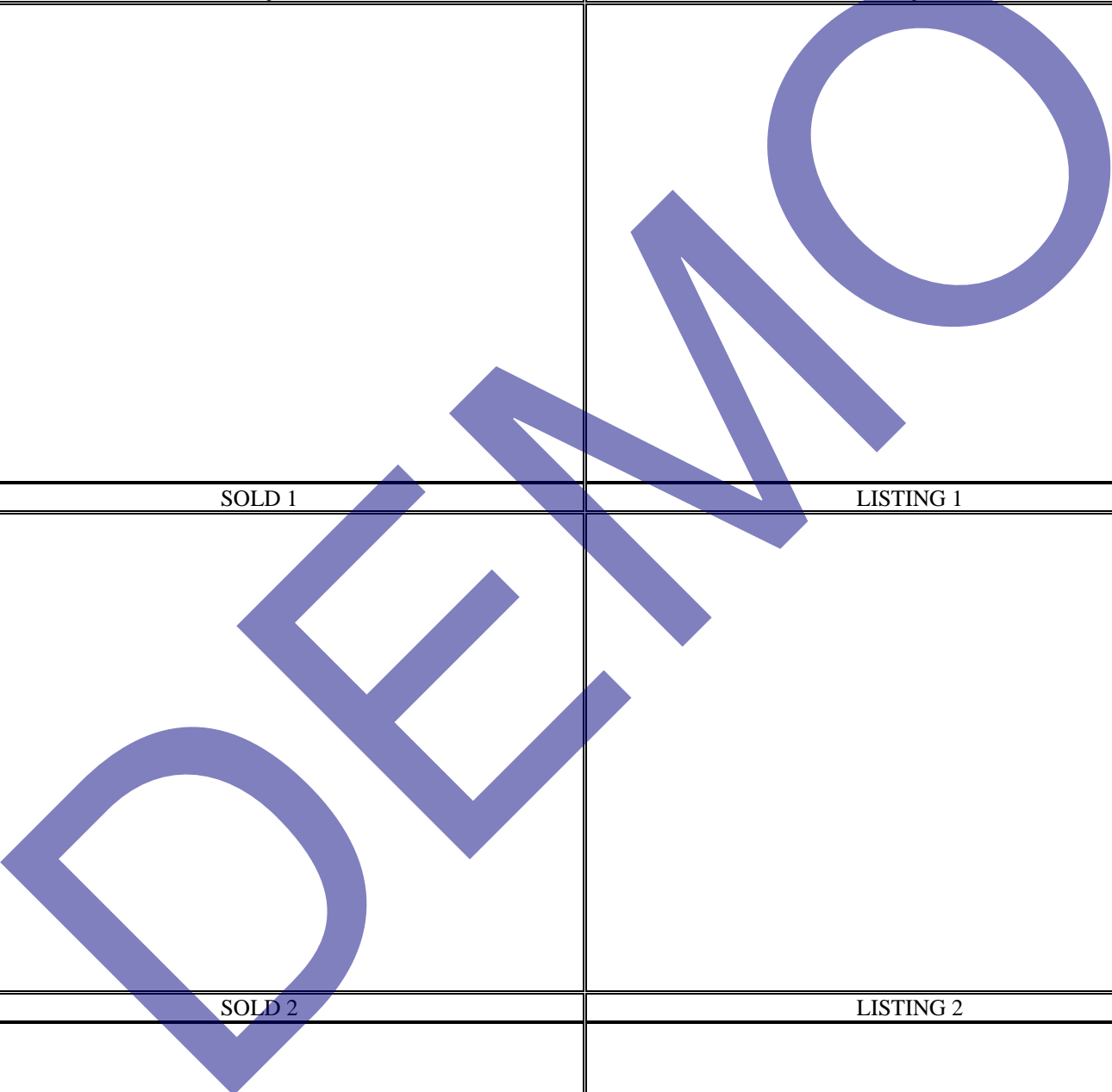
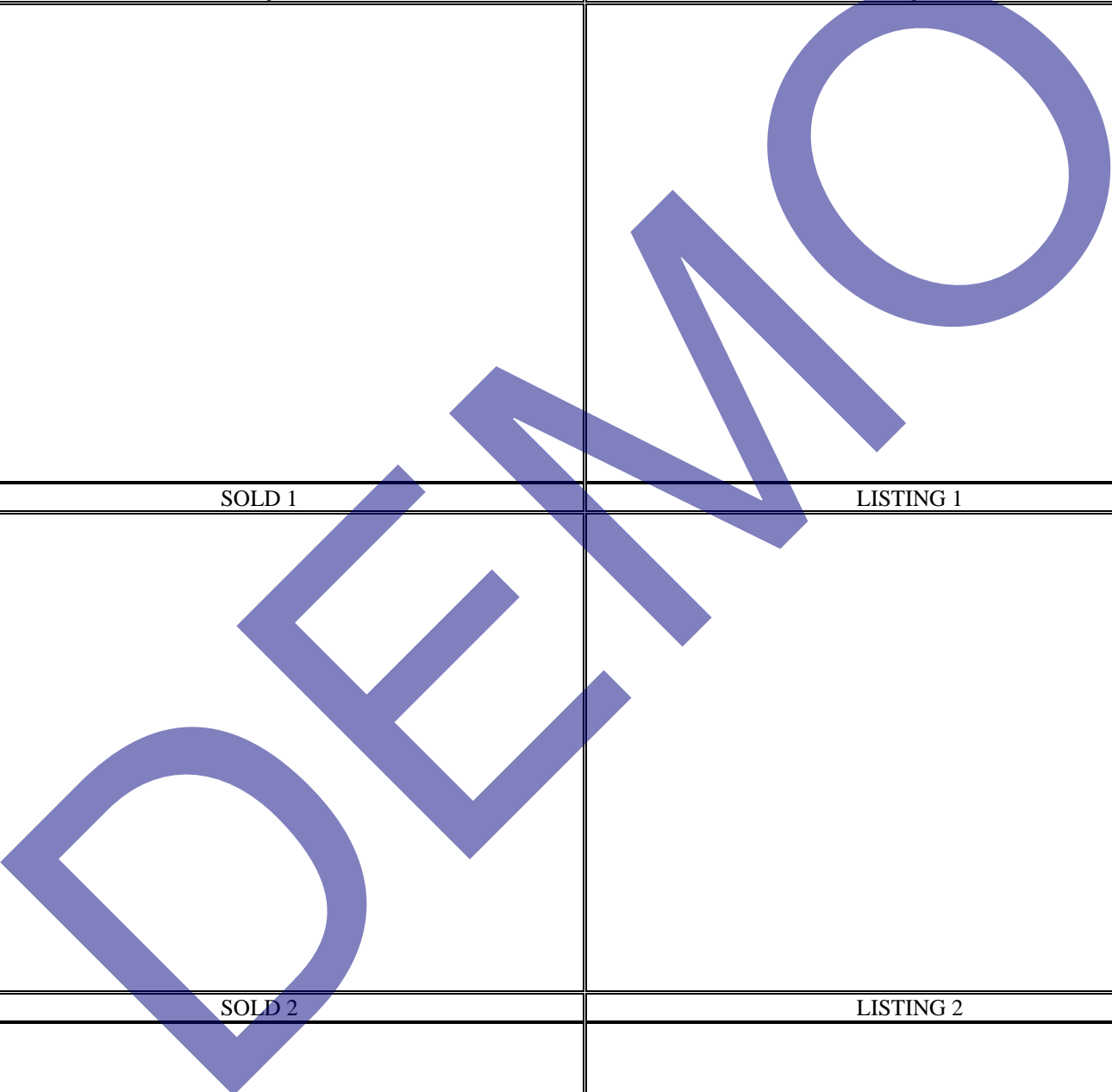
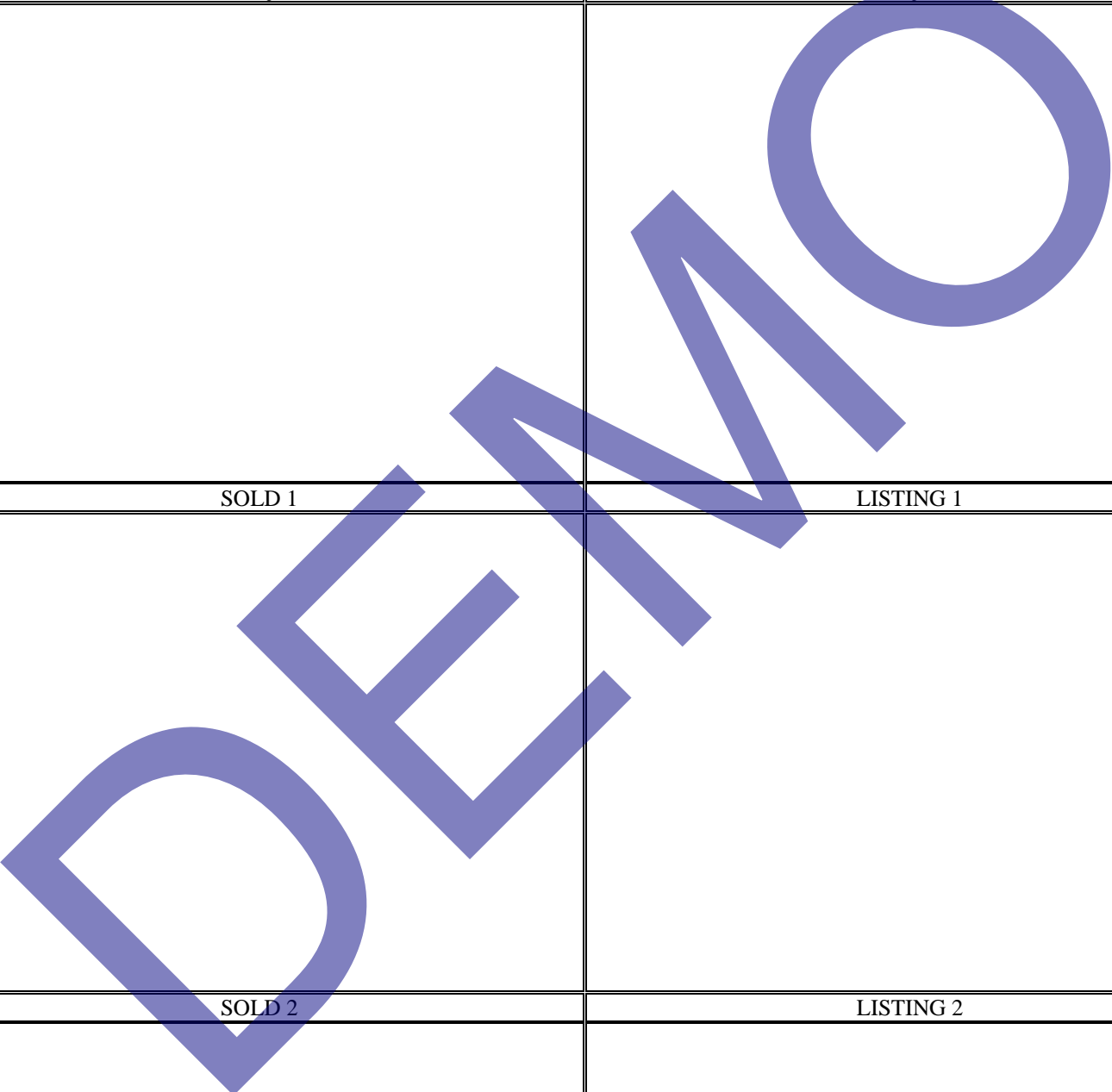
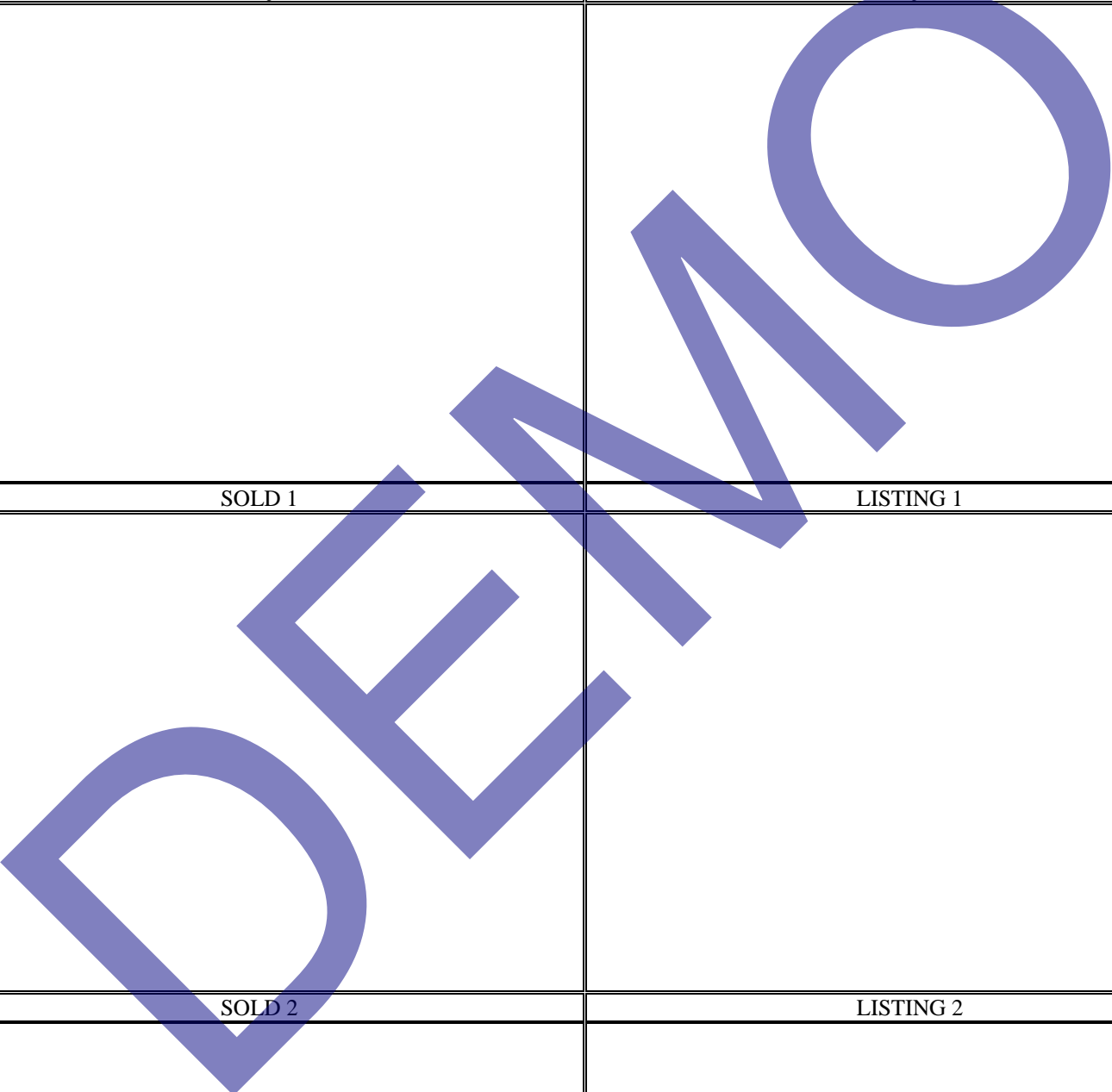
Completed By _____

Date _____

FHA Case #:		Assigned LLB:	
Subject Property Address: ,			
Front View		Rear View	
Street View		Kitchen	
Master Bedroom		Master Bath	
Bedroom 1		Bedroom 2	

DEMO

FHA Case #:	Assigned LLB:
Subject Property Address: ,	
Additional Subject Photo #1	Additional Subject Photo #2
	
Additional Subject Photo #3	Additional Subject Photo #4
Additional Subject Photo #5	Additional Subject Photo #6
Additional Subject Photo #7	Additional Subject Photo #8

FHA Case #:	Assigned LLB:
Subject Property Address: ,	
Additional Subject Photo #9	Additional Subject Photo #10
	
SOLD 1	LISTING 1
	
SOLD 2	LISTING 2
SOLD 3	LISTING 3