

CASE / FILE NUMBER: _____ AGENT NAME: _____
 PROPERTY ADDRESS: _____ COMPANY NAME: _____
 DATE COMPLETED _____ EMAIL 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) _____
 General Market Condition 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
 To the best of your knowledge, why did it not sell? _____
 Unit Type: single family condo co-op manufactured other
 multi-family townhouse modular large
 If condo or other association exists: Fee \$ _____ monthly _____ annually Current? Yes No
 The fee includes: Insurance Landscaping Tennis Other _____
 Association Contact: Name: _____ Phone No.: _____
 Email: _____

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												
VALUATION ADJUSTMENTS	DESCRIPTION	DESCRIPTION (+/-) Adjustment			DESCRIPTION			+(-) Adjustment				
Financing												
Location												
Site												
View												
Design and Appearance												
Quality of Construction												
Age												
Condition												
Above Grade Room Count	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths	Total Bdms Baths			
Gross Living Area	Sq. Ft.			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)												
Adjusted Sales Price of Comparable												

IV. MARKETING STRATEGY

Listing Recommendation (will always be "as-is" on HUD assets): As-Is As-Repaired

Most Likely Buyer: Owner occupant Investor

Vacancy Status: Vacant Occupied

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to enhance marketability.

	\$
	\$
	\$
	\$
	\$

	\$
	\$
	\$
	\$
	\$

TOTAL RECOMMENDED 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	+/- Adj.		DESCRIPTION	Adjustment			DESCRIPTION	+/- Adjustment				
Days on Market														
Location														
Site														
View														
Design and Appeal														
Quality of Construction														
Age														
Condition														
Above Grade		Bdms	Baths		Bdms	Baths		Total	Bdms	Baths		Total	Bdms	Baths
Room Count														
Gross Living Area		Sq. Ft.			Sq. Ft.			Sq. Ft.		Sq. Ft.				
Basement & Finished														
Basement Below Grade														
Fireplace(s)														
Energy Efficient Items														
Garage/Carport														
Porches, Patios														
Fireplace(s), etc.														
Fence, Pool, etc.														
Other														
Net Adj. (total)														
Adjusted Sales Price of Comparable														

VII. LIST PRICE

Suggested As-Is List Price is the most probable price in 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 As-Is List Price: \$ _____

Suggested As-Repaired Value: \$ _____

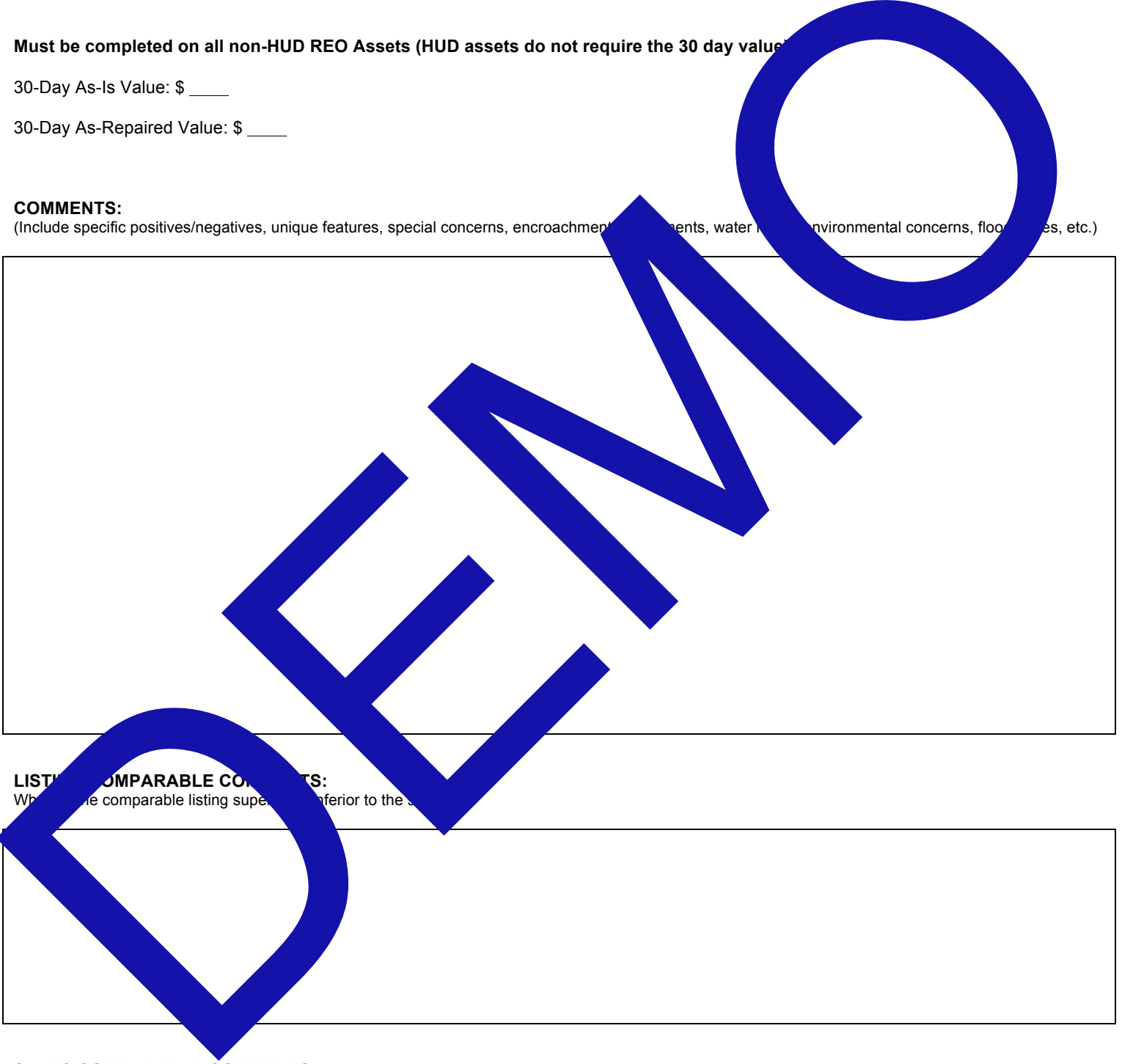
Must be completed on all non-HUD REO Assets (HUD assets do not require the 30 day value)

30-Day As-Is Value: \$ _____

30-Day As-Repaired Value: \$ _____

COMMENTS:

(Include specific positives/negatives, unique features, special concerns, encroachments, easements, water issues, environmental concerns, floor finishes, etc.)



Empty box for comments.

LISTING COMPARABLE COMMENTS:

Why is the comparable listing superior or inferior to the subject?

Empty box for listing comparable comments.

SALES COMPARABLE COMMENTS:

Why are the comparable listing superior or inferior to the subject?

Empty box for sales comparable comments.