Freddie Mac

BROKER'S PRICE OPINION

Freddie Mac Loan #

Exterior /Curb Side ☐	Inspection Date	Servicer Loan #
Interior ☐		
Interior Access Denied ☐	Reason	BPO #

BPO Firm Name	Broker	Phone

SUBJECT PROPERTY DESCRIPTION

Property Address			Unit #

City	County	State	Zip

Is property currently listed for sale with a real estate firm? ☐ Yes ☐ No	Name of Listing Broker, Salesperson or Firm	Phone

Property Type: ☐ Townhouse ☐ SFD ☐ 2 Fam ☐ 3 Fam ☐ 4 Fam ☐ Condo ☐ Mfg Home | Condo Fee $

Occupant: ☐ Owner ☐ Tenant ☐ 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? ☐ Yes ☐ No	

Repairs Total: $

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

NEIGHBORHOOD

Property Values: ☐ Increasing ☐ Stable ☐ Declining | Predominant Occupancy ☐ Owner ☐ Tenant

Marketing Time: ☐ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos. | Vacancy Rate ☐ 0-5% ☐ 5-10% ☐ 10-20% ☐ 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: ☐ As Repaired: ☐

Anticipated Seller-Paid Financing Costs: $

COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)

PREPARED BY:_____
Signature   Date

COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address				
Proximity to Subject				
Current List Price	$	$	$	$
Current List Date				
Original List Price	$	$	$	$
Original List Date				

VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)

DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location							
Site/Lot Size							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		☐		☐		☐	

COMMENTS:

CLOSED SALES

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address				
Proximity to Subject				
Original List Price	$	$	$	$
List Price When Sold	$	$	$	$
Sales Price	$	$	$	$
Sales Date				
Days on Market				

VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)

DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms Bdrm Baths	Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths		Total # of Rooms Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Sales or Financing Concessions							
Location							
Site/Lot Size							
Landscaping							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		☐		☐		☐	

COMMENTS: