## Freddie **BROKER'S PRICE OPINION** Mac Freddie Mac Loan # Exterior /Curb Side Inspection Date Servicer Loan # Interior [ Interior Access Denied BPO# Reason BPO Firm Name Broker Phone SUBJECT PROPERTY DESCRIPTION Property Address Unit # City County Zip Is property currently listed for sale with a real estate firm? Name of Listing Broker, Salesperson or Firm Phone Yes No Property Type: Townhouse SFD 2 Fam 3 Fam 4 Fam Condo Mfg Home Condo Fee \$ ☐ Vacant Owner Tenant Estimate of repairs needed for subject property Interior: Exterior: \$ \$ **Painting Painting** \$ Structural Structural \$ \$ \$ \$ **Appliances** Landscaping Utilities Roof \$ Carpet/Floors Windows Other \$ Other Do you recommend repairs? Yes No Cleaning/Trash Removal Repairs Total: \$ Overall Property Condition: Poor Excellent Good Fair Are there any items that require IMMEDIATE attention/action? No Yes No If yes to any of the above, please explain:

	NEIGHBO	ORHOOD	
Property Values: Increasing St	table Declining	Predominant Occupancy  Owner	Tenant
Marketing Time: Under 3 Mos. 3-6	6 Mos. Over 6	Vacancy Rate 0-5% 5-10%	☐ 10-20% ☐ 20% +
Mos.	•		
No. of Active Listings in Neighborhood:	Price Rang	e of Active Listings in Neighborhood:\$	to \$
COMMENTS			

	VALUE ES	TIMATION	
Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is			
As Repaired			
Property should be listed: As l	Is: As Repaired:		
Anticipated Seller-Paid Financin	g Costs: \$		
COMMENTS: (Describe your m	arketing strategy and reasons for A	As Is/As Repaired recommendation	ns)
PREPARED BY:			
	Signature	Date	

	CC	MPETITIVE LI	STIN	GS			
ITEM	SUBJECT	COMPARABLE		COMPARABLE	NO. 2	COMPARABLE	NO. 3
Address	SCENECT	COMTHUBEE	10.1	COMPTHUIDED	110.2	COMTHUBEE	110.5
Proximity to Subject							
Current List Price	\$	\$		\$		\$	
Current List Date	Ψ	Ψ		Ψ		Ψ	
Original List Price	\$	\$		\$		\$	
Original List Pite  Original List Date	Ψ	φ		J		Ψ	
VALUE ADJUSTMENTS	S (Use the following codes	for the adjustments	. C_C	annian E-Eaual I-I	n fami an	II_IInlenoven)	
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADI
Above Grade	Total # of Rooms	Total # of Rooms	ADJ	Total # of Rooms	ADJ	Total # of Rooms	ADJ
Room Count	Total # of Rooms	Total # Of Rooms		Total # 01 Rooms		Total # 01 Rooms	
Kooiii Couiit	Bdrm	Bdrm		Bdrm		Bdrm	
	Baths	Baths		Baths		Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location Location			Couc		Couc		Couc
Site/Lot Size							
Design and Appeal							
<u> </u>							
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 Comparate	1- 4- C-1 (Cl 1- O)						
	ble to Subject (Check One)						
COMMENTS:							
		CLOSED SAI	EC				
				_			
ITEM	SUBJECT	COMPARABLE		COMPARABLE	NO. 2	COMPARABLE	NO. 3
ITEM Address	SUBJECT			COMPARABLE	NO. 2	COMPARABLE	NO. 3
	SUBJECT			COMPARABLE	NO. 2	COMPARABLE	NO. 3
Address	SUBJECT \$			COMPARABLE \$	NO. 2	COMPARABLE \$	NO. 3
Address Proximity to Subject		COMPARABLE			NO. 2		NO. 3
Address Proximity to Subject Original List Price	\$	COMPARABLE I		\$	NO. 2	\$	NO. 3
Address Proximity to Subject Original List Price List Price When Sold	\$ \$	COMPARABLE I		\$ \$	NO. 2	\$ \$	NO. 3
Address Proximity to Subject Original List Price List Price When Sold Sales Price	\$ \$	COMPARABLE I		\$ \$	NO. 2	\$ \$	NO. 3
Address Proximity to Subject Original List Price List Price When Sold Sales Price Sales Date Days on Market	\$ \$	\$ \$ \$	NO. 1	\$ \$ \$		\$ \$ \$	NO. 3
Address Proximity to Subject Original List Price List Price When Sold Sales Price Sales Date Days on Market	\$ \$ \$	\$ \$ \$	: S=Sup	\$ \$ \$	nferior	\$ \$ \$	ADJ
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