



REO NATIONWIDE, INC.
BROKER PRICE OPINION

Agent _____ Date _____

Client/Contact _____ Loan Number _____

Subject Property: (IF LISTED, PLEASE GAIN ACCESS) OVERALL PROPERTY CONDITION: [] Good [] Fair [] Poor

Table with columns: List Dt, Address, Bdrm, Bath, Age, Sq. Ft., List Price, DOM, Comments (Listed?, Condition, Amenities). Includes rows for TYPE, CARPET, GARAGE, FENCE, PATIO and KITCHEN, FIREPLACE, EXTERIOR, POOL/SPA, HOA DUES, DINING RM, FOUNDAT'N, ROOF, ZONING, LOT SZ, ADD'L FEAT., HEAT, VIEW, WELL/SEPTIC, TRACT NAME.

Current Listings (3 most comparable)

Table with columns: List Dt, Address, Bdrm, Bath, Age, Sq. Ft., List Price, DOM, Comments (Prox. to subj., REO, repairs)

Sold Within Last 12 Months (3 most comparable)

Table with columns: Sale Dt, Address, Bdrm, Bath, Age, Sq. Ft., List Price, Sale Price, DOM, Comments (Proximity to subj. Concessions)

Directions to Property: _____ Access: _____

- A. IS PROPERTY OCCUPIED? [] YES [] NO (In doubt? Call electric co. to see if power is on.)
B. List the positive features of the subject property which will improve its marketability: _____
C. List the negative features of the property which will detract from its marketability and its market value: _____
D. Describe any negative neighborhood trends: _____
E. Other comments/recommendations: _____
F. Drive By Only? [] YES [] NO
G. Regarding subject neighborhood:
Property Values Are: [] increasing [] stable [] declining
Supply of Property: [] increasing [] stable [] declining
Listings in Competition: [] zero to five [] six to ten [] more than ten
H. ESTIMATE OF REPAIRS: (If drive -by, estimate what you can on exterior items ie: paint, yard, roof, & possible interior clean)

Table for repair estimates with columns: ITEM, LOCATION, Replace, Repair, Damaged, Missing, Worn, AGENT'S ESTIMATE. Includes a row for TOTAL ESTIMATED COST: \$

BPO provided by: REO Nationwide, Inc. (949) 574-2859

- I. WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR: [] SUBJECT TO INTERIOR INSPECTION
(Note: Cash only if condition is not financeable)
Within 30 days "Quick Sale" LIST \$ _____ SELL \$ _____
Within 60-90 days "AS-IS": LIST \$ _____ SELL \$ _____
Within 60-90 days with repairs: LIST \$ _____ SELL \$ _____
MONTHLY RENT \$ _____

NOTE: Information provided is deemed reliable, but is not guaranteed.
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