SERVICELINK

# RESIDENTIAL BROKER PRICE OPINION

Loan #: Loan Number | Order ID: | Alternate ID:

REO #: _____ This BPO is an: ☐ Interior ☐ Exterior Only | Date: _____

Property Address: 17819 Boxwood Dr
Riverside
CA 92503

SUBJECT COUNTY: RIVERSIDE

Preparer's Name:

Preparer's License Number:

Preparer's Contact Number:

Preparer's Distance From the Subject (Driving):

BORROWER NAME: Spongebob Squarepants

OWNER OF PUBLIC RECORD:

PROPERTY CLASSIFICATION:

CLIENT NAME: Bank of Bucks

FIRM NAME:

Company Name:

Broker's Name: Test Eval Provider

Broker's License Number:

## I. GENERAL MARKET CONDITIONS

Current market conditions: ☐ Depressed ☐ Slow ☐ Stable ☐ Improving ☐ Excellent

Employment conditions: ☐ Declining ☐ Stable ☐ Increasing

Market price of this type property has:
☐ Decreased _____ % in past _____ months
☐ Increased _____ % in past _____ months
☐ Remained Stable

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: _____

No. of boarded or blocked-up homes: _____

Pride of Ownership: _____

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

Is there any evidence of environmental concerns? ☐ Yes ☐ No If yes, explain _____

Is there any evidence of External Obsolescence? ☐ Yes ☐ No If yes, explain _____

Are all types of financing available for the property? ☐ Yes ☐ No If no, explain _____

Has the subject property sold within three years of the inspection date? ☐ Yes ☐ No If yes, explain _____

Has the property been on the market in the last 12 months? ☐ Yes ☐ No If yes _____ list price (current or recent)

Explain: _____

Is the property currently listed? ☐ Yes ☐ No If yes, phone: _____ , company: _____

To the best of your knowledge, why did it not sell? _____

Parcel #: _____ Zoning Classification _____

Resale Comment: _____

Unit Type: ☐ single family attached ☐ modular ☐ 2 unit ☐ 4 unit ☐ Condominium ☐ Mobile Home ☐ Co-Op
☐ single family detached ☐ townhouse ☐ 3 unit ☐ other ☐ Manufactured Home ☐ Vacant Land

Floor Number:

If condo or other association exists: Fee: ☐ monthly ☐ annually Current? ☐ Yes ☐ No Fee delinquent? $ _____

The fee includes: ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis ☐ Other: _____

Association Contact: Name: _____ Phone No.: _____

Subject Street Access: ☐ Public ☐ Private

## STATE SPECIFIC DISCLAIMER

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# RESIDENTIAL BROKER PRICE OPINION

REO # | Order ID: | Loan #: Loan Number

## III. COMPETITIVE CLOSED SALES

| ITEM | SUBJECT | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|---|---|---|---|---|
| Address | 17819 Boxwood Dr | | | |
| Proximity to Subject | | Miles REO/Corp ☐ | Miles REO/Corp ☐ | Miles REO/Corp ☐ |
| Original List Price | | $ | $ | $ |
| List Price | | $ | $ | $ |
| List Date | | | | |
| Sale Price | | $ | $ | $ |
| Price/Gross Living Area | $ Sq. Ft. | $ Sq. Ft. | $ Sq. Ft. | $ Sq. Ft. |
| Sale Date & Days on Market Data Source | | | | |

| PRICE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-)$ Adjustment | DESCRIPTION | +(-)$ Adjustment | DESCRIPTION | +(-)$ Adjustment |
|---|---|---|---|---|---|---|---|
| Sales or Financing Concessions | | | | | | | |
| Location | | | | | | | |
| Leasehold/Fee Simple | | | | | | | |
| Site | | | | | | | |
| Landscaping | | | | | | | |
| View | | | | | | | |
| Design and Appeal | | | | | | | |
| Quality of Construction | | | | | | | |
| Age | | | | | | | |
| Condition | | | | | | | |
| | Total Bdms Baths Half Baths | Total Bdms Baths Half Baths | | Total Bdms Baths Half Baths | | Total Bdms Baths Half Baths | |
| Above Grade Room Count | | | | | | | |
| Gross Living Area | Sq. Ft. | Sq. Ft. | | Sq. Ft. | | Sq. Ft. | |
| Basement & Finished Rooms Below Grade | | | | | | | |
| Functional Utility | | | | | | | |
| 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

☐ As-is ☐ Minimal Lender Required Repairs ☐ Repaired

Most Likely Buyer: ☐ Owner occupant ☐ Investor ☐ FTB ☐ Move-Up ☐ Second home ☐ Retiree

Occupancy Status: ☐ Occupied ☐ Vacant If Vacant: ☐ Secured ☐ Unsecured

Agent believes the subject property is: ☐ Favorable ☐ Neutral ☐ Unfavorable

## V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

☐ _____ $ _____ ☐ _____ $ _____

☐ _____ $ _____ ☐ _____ $ _____

☐ _____ $ _____ ☐ _____ $ _____

☐ _____ $ _____ ☐ _____ $ _____

☐ _____ $ _____ ☐ _____ $ _____

GRAND TOTAL FOR ALL REPAIRS: _____

Estimated Days to complete repairs: Between _____ and _____

Does the Agent believe there will be a resale problem? ☐ Yes ☐ No

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REO # | Order ID: | Loan #: Loan Number

## VI. COMPETITIVE LISTINGS

| ITEM | SUBJECT | COMPARABLE NO. 1 | | COMPARABLE NO. 2 | | COMPARABLE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 17819 Boxwood Dr | | | | | | |
| Proximity to Subject | | Miles REO/Corp ☐ | | Miles REO/Corp ☐ | | Miles REO/Corp ☐ | |
| Original List Price | | $ | | $ | | $ | |
| List Price | | $ | | $ | | $ | |
| List Date | | | | | | | |
| Price/Gross Living Area | $ Sq.Ft. | $ Sq.Ft. | | $ Sq.Ft. | | $ Sq.Ft. | |
| Days on Market | | | | | | | |
| Data Source | | | | | | | |
| PRICE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-)$ Adjustment | DESCRIPTION | +(-)$ Adjustment | DESCRIPTION | +(-)$ Adjustment |
| Sales or Financing Concessions | | | | | | | |
| Days on Market | | | | | | | |
| Location | | | | | | | |
| Leasehold/Fee Simple | | | | | | | |
| Site | | | | | | | |
| Landscaping | | | | | | | |
| View | | | | | | | |
| Design and Appeal | | | | | | | |
| Quality of Construction | | | | | | | |
| Age | | | | | | | |
| Condition | | | | | | | |
| | Total Bdms Baths Half Baths | Total Bdms Baths Half Baths | | Total Bdms Baths Half Baths | | Total Bdms Baths Half Baths | |
| Above Grade Room Count | | | | | | | |
| Gross Living Area | Sq.Ft. | Sq. Ft. | | Sq. Ft. | | Sq. Ft. | |
| Basement & Finished Rooms Below Grade | | | | | | | |
| Functional Utility | | | | | | | |
| 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 | | | | | | | |

## VII. THE PRICE OPINION

Discuss how you arrived at these prices: _____

| | Price Opinion | Suggested List Price |
|---|---|---|
| AS IS | $ _____ | $ _____ |
| REPAIRED | $ _____ | $ _____ |
| | Quick Sale (30 Days) | Suggested List Quick Sale (30 Days) |
| AS IS | $ _____ | $ _____ |
| REPAIRED | $ _____ | $ _____ |

Fair Market Rent (Monthly Income): $ _____ Subject Land Value: $ _____

Last Sale of Subject, Price: $ _____ Date: _____

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.)

## STATE SPECIFIC DISCLAIMER

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# Supplemental Value Addendum

File # gk_220114_11

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | SUPPLEMENTAL SALE #1 | | SUPPLEMENTAL SALE #2 | | SUPPLEMENTAL SALE #3 | |
|---|---|---|---|---|---|---|---|
| Address | 17819 Boxwood Dr Riverside, CA 92503 | 17819 Boxwood Dr Riverside, CA 92503 | | | | | |
| Proximity to Subject | | | | | | | |
| Sale Price | $ 150 | | $ 150 | | $ | | $ |
| Data Source(s) | Data | Data | | | | | |
| Verification Source(s) | Verificaiton | Verificaiton | | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | Sale Conc Fin Conc | Sale Conc Fin Conc | | | | | |
| Date of Sale/Time | 1/1/2022 | 1/1/2022 | | | | | |
| Location | Location | Location | | | | | |
| Leasehold/Fee Simple | PRA | PRA | | | | | |
| Site | Site | Site | | | | | |
| View | View | View | | | | | |
| Design (Style) | Design | Design | | | | | |
| Quality of Construction | Quality | Quality | | | | | |
| Actual Age | Age | Age | | | | | |
| Condition | Condition | Condition | | | | | |
| Gross Living Area | 1,500 sq. ft. | 1,500 sq. ft. | | sq. ft. | | sq. ft. | |
| Room Counts | Total / Bdrms. / Baths | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | |
| Unit #1 / SFR | 5 / 3 / 1.1 | 5 / 3 / 1.1 | | | | | |
| Unit #2 | a / b / c | a / b / c | | | | | |
| Unit #3 | e / f / g | e / f / g | | | | | |
| Unit #4 | h / i / j | h / i / j | | | | | |
| Basement Description | basement 1 | basement 1 | | | | | |
| Basement Finished Rooms | basement 2 | basement 2 | | | | | |
| Functional Utility | func util | func util | | | | | |
| Heating/Cooling | heat/cool | heat/cool | | | | | |
| Energy Efficient Items | energy | energy | | | | | |
| Parking | parking | parking | | | | | |
| Porch/Patio/Deck | porch | porch | | | | | |
| label 1 | other 1 | other 1 | | | | | |
| label 2 | other 2 | other 2 | | | | | |
| label 3 | other 3 | other 3 | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 0 | [ ] + [ ] - | $ | [ ] + [ ] - | $ |
| Adjusted Sale Price of Supplemental Sales | | Net Adj. 0.0% Gross Adj. 0.0% | $ 150 | Net Adj. % Gross Adj. % | $ | Net Adj. % Gross Adj. % | $ |

| ITEM | SUBJECT | SUPPLEMENTAL SALE #1 | SUPPLEMENTAL SALE #2 | SUPPLEMENTAL SALE #3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | | | | |
| Effective Date of Data Source(s) | | | | |

Summary of Sales Comparison Approach:

RECONCILIATION

Has the GLA changed by more than 15%? [ ] Yes [ ] No

Indicated Value by: Sales Comparison Approach:

As Is Value: $

As Repaired (Subject to) Value: $

This addendum is made [ ] as is, [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:


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# Supplemental Value Addendum

File # gk_220114_11

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | SUPPLEMENTAL SALE #4 | | SUPPLEMENTAL SALE #5 | | SUPPLEMENTAL SALE #6 | |
|---|---|---|---|---|---|---|---|
| Address | 17819 Boxwood Dr Riverside, CA 92503 | | | 17819 Boxwood Dr Riverside, CA 92503 | | | |
| Proximity to Subject | | | | | | | |
| Sale Price | $ 150 | | $ | | $ 150 | | $ |
| Data Source(s) | Data | | | Data | | | |
| Verification Source(s) | Verificaiton | | | Verificaiton | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | Sale Conc Fin Conc | | | Sale Conc Fin Conc | | | |
| Date of Sale/Time | 1/1/2022 | | | 1/1/2022 | | | |
| Location | Location | | | Location | | | |
| Leasehold/Fee Simple | PRA | | | PRA | | | |
| Site | Site | | | Site | | | |
| View | View | | | View | | | |
| Design (Style) | Design | | | Design | | | |
| Quality of Construction | Quality | | | Quality | | | |
| Actual Age | Age | | | Age | | | |
| Condition | Condition | | | Condition | | | |
| Gross Living Area | 1,500 sq. ft. | sq. ft. | | 1,500 sq. ft. | | sq. ft. | |
| Room Counts | Total / Bdrms. / Baths | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | |
| Unit #1 / SFR | 5 / 3 / 1.1 | | | 5 / 3 / 1.1 | | | |
| Unit #2 | a / b / c | | | a / b / c | | | |
| Unit #3 | e / f / g | | | e / f / g | | | |
| Unit #4 | h / i / j | | | h / i / j | | | |
| Basement Description | basement 1 | | | basement 1 | | | |
| Basement Finished Rooms | basement 2 | | | basement 2 | | | |
| Functional Utility | func util | | | func util | | | |
| Heating/Cooling | heat/cool | | | heat/cool | | | |
| Energy Efficient Items | energy | | | energy | | | |
| Parking | parking | | | parking | | | |
| Porch/Patio/Deck | porch | | | porch | | | |
| label 1 | other 1 | | | other 1 | | | |
| label 2 | other 2 | | | other 2 | | | |
| label 3 | other 3 | | | other 3 | | | |
| Net Adjustment (Total) | | ☐ + ☐ - | $ | ☒ + ☐ - | $ 0 | ☐ + ☐ - | $ |
| Adjusted Sale Price of Supplemental Sales | | Net Adj. % Gross Adj. % | $ | Net Adj. 0.0% Gross Adj. 0.0% | $ 150 | Net Adj. % Gross Adj. % | $ |

| ITEM | SUBJECT | SUPPLEMENTAL SALE #4 | SUPPLEMENTAL SALE #5 | SUPPLEMENTAL SALE #6 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | | | | |
| Effective Date of Data Source(s) | | | | |

Summary of Sales Comparison Approach:


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# Supplemental Value Addendum

File # gk_220114_11

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | SUPPLEMENTAL SALE #7 | | SUPPLEMENTAL SALE #8 | | SUPPLEMENTAL SALE #9 | |
|---|---|---|---|---|---|---|---|
| Address | 17819 Boxwood Dr Riverside, CA 92503 | | | | | 17819 Boxwood Dr Riverside, CA 92503 | |
| Proximity to Subject | | | | | | | |
| Sale Price | $ 150 | | $ | | $ | | $ 150 |
| Data Source(s) | Data | | | | | Data | |
| Verification Source(s) | Verificaiton | | | | | Verificaiton | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | Sale Conc Fin Conc | | | | | Sale Conc Fin Conc | |
| Date of Sale/Time | 1/1/2022 | | | | | 1/1/2022 | |
| Location | Location | | | | | Location | |
| Leasehold/Fee Simple | PRA | | | | | PRA | |
| Site | Site | | | | | Site | |
| View | View | | | | | View | |
| Design (Style) | Design | | | | | Design | |
| Quality of Construction | Quality | | | | | Quality | |
| Actual Age | Age | | | | | Age | |
| Condition | Condition | | | | | Condition | |
| Gross Living Area | 1,500 sq. ft. | sq. ft. | | sq. ft. | | 1,500 sq. ft. | |
| Room Counts | Total / Bdrms. / Baths | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | |
| Unit #1 / SFR | 5 / 3 / 1.1 | | | | | 5 / 3 / 1.1 | |
| Unit #2 | a / b / c | | | | | a / b / c | |
| Unit #3 | e / f / g | | | | | e / f / g | |
| Unit #4 | h / i / j | | | | | h / i / j | |
| Basement Description | basement 1 | | | | | basement 1 | |
| Basement Finished Rooms | basement 2 | | | | | basement 2 | |
| Functional Utility | func util | | | | | func util | |
| Heating/Cooling | heat/cool | | | | | heat/cool | |
| Energy Efficient Items | energy | | | | | energy | |
| Parking | parking | | | | | parking | |
| Porch/Patio/Deck | porch | | | | | porch | |
| label 1 | other 1 | | | | | other 1 | |
| label 2 | other 2 | | | | | other 2 | |
| label 3 | other 3 | | | | | other 3 | |
| Net Adjustment (Total) | | ☐ + ☐ - | $ | ☐ + ☐ - | $ | ☒ + ☐ - | $ 0 |
| Adjusted Sale Price of Suppmental Sales | | Net Adj. % Gross Adj. % | $ | Net Adj. % Gross Adj. % | $ | Net Adj. 0.0% Gross Adj. 0.0% | $ 150 |

| ITEM | SUBJECT | SUPPLEMENTAL SALE #7 | SUPPLEMENTAL SALE #8 | SUPPLEMENTAL SALE #9 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | | | | |
| Effective Date of Data Source(s) | | | | |

Summary of Sales Comparison Approach:


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# ********* INVOICE *********

File Number: gk_220114_11

Bank of Bucks

Borrower :

Invoice # :
Order Date : 01/14/2022
Reference/Case # :
PO Number :

17819 Boxwood Dr
Riverside, CA 92503

| | | | |
|---|---|---|---|
| Fee | | $ | 400.00 |
| Misc Fee 1 | | $ | 1.00 |
| Misc Fee 2 | | $ | 2.00 |
| Misc Fee 3 | | $ | 3.00 |
| Misc Fee 4 | | $ | 4.00 |
| Misc Fee 5 | | $ | 5.00 |
| Invoice Total | | $ | 415.00 |
| State Sales Tax @ | 7 % | $ | 29.05 |
| Deposit | | ($ | 100.00 ) |
| Deposit | | ($ | 200.00 ) |
| Amount Due | | $ | 144.05 |

Terms:

Please Make Check Payable To:

Fed. I.D. #: