ServiceLink

BANK OF AMERICA

Property Condition Report

ORDER

Property Address	City	State	Zip Code	County

Borrower	Loan Number	Bank Order Number

Vendor	Vendor Order Number	Lender/Client

PRODUCT ELIGIBILITY

Does the subject property appear to be under construction?	Yes [X]	No [ ]	Lot Size 0.2 Acres
Does the subject property appear to be for sale?	Yes [ ]	No [X]	Zoning
Does the subject property have security bars on the windows or doors?	Yes [X]	No [ ]	
Are there safety or habitability citations posted on the subject property?	Yes [ ]	No [X]	
Is the subject property viewable from the street?	Yes [X]	No [ ]	

Please complete the entire form, including the adverse condition sections, regardless of the product eligibility results above.

CONDITION

What is the overall condition of the subject property? Average or above average [ ] Below average [X]

If below average, please describe: below average - one two three

FACTOR TYPE

Negative External Factor: Environmental and/or neighborhood condition that potentially presents adverse noises, odors and/or views to the residents of the subject property.

Must be completed by the preparer of the report regardless of the product eligibility and/or condition sections above.

Was a potentially adverse view identified?	Yes [X]	No [ ]
Was a potentially adverse noise identified?	Yes [ ]	No [X]
Was a potentially adverse odor identified?	Yes [X]	No [ ]

NEGATIVE EXTERNAL FACTOR DETAIL

Must be completed by the preparer of the report if "yes" was the answer to any of the questions in the Negative External Factor Type section.

Was a commercial and/or industrial property identified? Yes [X] No [ ]

If yes, please describe: ommercial and/or industrial property - one two three

Were high density residential properties (example: apartment building) identified? Yes [ ] No [X]

If yes, please describe: high density residential properties - one two three

Were railroad tracks identified? Yes [X] No [ ]

If yes, please describe: railroad tracks - one two three

Was an airport identified? Yes [ ] No [X]

If yes, please describe: airport identified - one two three

Was a highway, freeway, high traffic area and/or busy road identified? Yes [X] No [ ]

If yes, please describe: highway, freeway, high traffic area and/or busy road - one two three

Were high tension wires identified? Yes [ ] No [X]

If yes, please describe: high tension wires - one two three

Were other negative external factors identified? Yes [ ] No [ ]

If yes, please describe: negative external factors - one two three

SOW

The Scope of Work for this assignment requires the inspector to: (1) perform the assignment in accordance with engagement letter requirements and form instructions (2) complete a visual exterior inspection of the subject property (3) take required photographs (4) report the observed condition of the subject property and provide further description when below average (5) identify and describe any negative external factors (6) complete all required fields and addendums (7) sign and date the completed form.

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Broker Price Opinion

State Specific Language

Property Information

Read manual for rural property exceptions Account No.: _____ Order ID.: _____ Order No.: _____

Property Address: _____ City: _____ State: _____ Zip Code: _____

Property is: ☐ Rural ☐ Suburban ☐ Urban Market Area Trend: ☐ Increasing ☐ Stable ☐ Decreasing Percent: _____ %

Local Average Marketing Time: _____ (in days) Using thirty (30) days to market, what will be the likely sales price "As Is"? $ _____

Broker Estimated Market Price: $ _____ Estimated Repaired Price: $ _____

Property Details

Subject Data Source: _____

Type: ☐ SFR ☐ PUD ☐ Multi-unit ☐ Condo ☐ Multi-unit PUD ☐ Mobile Home ☐ Vacant Land

Attached? ☐ Yes ☐ No ☐ Unk. No. of Units? _____ Dues per month? $ _____ Occupancy: _____

Age: _____ Condition: ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor Garage: ☐ Yes ☐ No Other: _____

Lot Size: _____ Acres Total Rooms: _____ Bedrooms: _____ Baths: _____ Square Footage: _____ Finished Basement: ☐ Yes ☐ No ☐ Unk.

Close to industry: ☐ Yes ☐ No Close to commerce: ☐ Yes ☐ No

Vandalized: ☐ Yes ☐ No Secured: ☐ Yes ☐ No Damaged: ☐ Yes ☐ No How? _____

Was property previously listed? ☐ Yes ☐ No DOM: _____ Listed Price: $ _____ Listed Date: _____

Is property currently listed? ☐ Yes ☐ No DOM: _____ Listed Price: $ _____ Listed Date: _____

Is prevalent financing typical in your area? ☐ Yes ☐ No Type: _____ If YES, how much? $ _____

Subject Market Rent Estimate: $ _____

Comments

Comparable Sales (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address				
Proximity (miles)				
Data Sources				
Sale Type				
Sale Price	$	$	$	$
Sale Date				
Final List Price	$	$	$	$
Days On Market				
Lot Size	acres	acres	acres	acres
Age				
Condition				
Room Count	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Square Footage	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Basement				
Garage				

Sale #1

Sale #2

Sale #3

Comparable Listings (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address		12 Village Lane Palm Coast CO 32164-		
Proximity (miles)				
Data Sources				
List Type				
Orig. List Price	$	$	$	$
List Date				
Current List Price	$	$	$	$
Days On Market				
Lot Size	acres	acres	acres	acres
Age				
Condition				
Room Count	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Square Footage	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Basement				
Garage				

Listing #1

Listing #2

Listing #3

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Broker Price Opinion

Account No.: Order ID.: Order No.:

Construction, Upkeep, and Access

Construction: ☐ Cement block ☐ Brick ☐ Frame ☐ Stone ☐ Stucco ☐ Wood ☐ Other _____
Sub-structure: ☐ Slab foundation ☐ Basement ☐ Crawl space

Upkeep: ☐ Damaged siding ☐ Broken steps ☐ Rotting wood ☐ Broken windows ☐ Fire damage ☐ Needs paint
☐ Wall cracking ☐ Cracked driveway ☐ Cracked sidewalk ☐ Missing shingles ☐ Clutter

Access: Is access road paved? ☐ Yes ☐ No

Estimated Repair Cost? $ _____
Correcting these problems will result in a repaired value of? $ _____ (Estimated Repaired Price)

State Specific Language

Additional Comments

Preparer

Preparer's First Name: _____
Preparer's Last Name: _____
Preparer's Contact Phone: _____
Preparer's License Number: _____
Preparer's driving distance from subject in miles: _____

Realty/Company Name: _____
Broker's Name: _____
Broker's License Number: _____
Date of Report: _____

ServiceLink Valuation Solutions, LLC's ("ServiceLink") Broker Price Opinion offers an opinion derived from analysis based on inspection of the subject property and analysis of the local market data as performed by a licensed real estate professional. Information in this report may be gathered from multiple sources, including, but not limited to, multiple listing services (MLS), public records, public records data services, city/county office websites, proprietary files, mapping services, or may be provided by the client. In some cases, information on the subject property may be limited or unavailable, and, in some instances, may be derived from an inspection of the property. The information provided assumes, unless otherwise stated in this report, the subject property is in average condition, contains no health, safety, environmental, structural, or title related defects, the real property interests are fee simple, and the information relied upon is accurate. This report is based upon data that is deemed generally acceptable for products of this type. The analysis of an interest in real property for ownership or collateral purposes is prepared for the above named client only. The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink, including its subsidiaries and affiliates. Any other use of this report by any other party is prohibited. This report is not an appraisal. This report is provided "AS IS," and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage, or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report. If this report is intended to be used for "lending collateral analysis" or "default collateral analysis," the loan transaction value must be less than $400,000.00. (Rev. 04/2025)

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

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