BANK OF AMERICA

Residential Property BPO (Drive by) | Order Information | Order # 1

Lender/Client Reference #: 3
Order #: 1
Assignment Type: 4 Purchase 5 Servicing 6 Home Equity Loan 7 Other 8

Owner: 9
Lender/Client: 10
Lender/Client Address: 11
12
13 14 15

## Subject Property Analysis

Property Address: 16 Unit # 17 City 18 State 19 Zip 20

County: 21 Type: 25 SFR 26 Coop 27 PUD 28 Multi Unit/# of Units 29 30 Mfg 31 Vacant Land 32 Other

Occupancy: 22 Owner 23 Tenant 24 Vacant 33 Condo 34 Attached 35 Detached Project # of Units: 36 Dues Per Mo. $ 37

Has the subject property been listed over the prior 12 months: 38 Yes 39 No Is the subject property currently listed? 40 Yes 41 No

Original List Date: 42 Original List Price $ 43 Current/Last List Price $ 44 Total Days on the Market 45

Comments/Exception/Condition: (based on provider's observations)

46

Repairs and Improvements Required for Marketability and/or Livability of the property:

Estimate of repairs needed for subject property.

Exterior:

- Painting $ 47
- Structural $ 48
- Landscaping $ 49
- Roof $ 50
- Windows $ 51
- Other $ 52

Do you recommend repairs? 53 Yes 54 No

Estimated Total Repair Costs: $ 55

Overall Condition: 56 Good 57 Average 58 Fair 59 Poor

*If Fair or Poor, please comment below and provide supporting photo if available:

Comments/Exception:

60

## Neighborhood Analysis

Location: 61 Urban 62 Suburban 63 Rural
Similarity of Properties: 64 Very Similar 65 Somewhat Similar 66 Not Similar
Built Out: 67 Under 25% 68 25-75% 69 Over 75%

Price Range: $ 70 to $ 71
Price Trending: 72 Increasing 73 Stable 74 Declining
By 75 % over last 76 77 YR 78 MO
Source: 79

Comments: (REO activity, housing price trends, supply and demand, average marketing time)

80

| Comparable Sales (List in order of comparability) | | | | |
|---|---|---|---|---|
| Feature | Subject | Comp 1 | Comp 2 | Comp 3 |
| Address (include unit #, if applicable) | 81<br>82<br>83<br>84 | 106<br>107<br>108<br>109 | 132<br>133<br>134<br>135 | 158<br>159<br>160<br>161 |
| Project Size (if applicable) | 85 | 110 | 136 | 162 |
| Data Source | 86 | 111 | 137 | 163 |
| Proximity to Subject (miles) | | 112 | 138 | 164 |
| Sale Price | $87 | $113 | $139 | $165 |
| REO/Short Sale: (yes or no) | 88 | 114 | 140 | 166 |
| Date of Sale | 89 | 115 | 141 | 167 |
| Total Days on the market | 90 | 116 | 142 | 168 |
| Property Type | 91 | 117 | 143 | 169 |
| Leasehold/Fee Simple | 92 | 118 | 144 | 170 |
| Lot Size (acres) | 93 | 119 | 145 | 171 |
| Exterior Construction/Finish | 94 | 120 | 146 | 172 |
| Year Built (YYYY) | 95 | 121 | 147 | 173 |
| Condition | 96 | 122 | 148 | 174 |
| Gross Living Area (SF) | 97 | 123 | 149 | 175 |
| Bedrooms/Bath | 98 99 | 124 125 | 150 151 | 176 177 |
| Basement | 100 | 126 | 152 | 178 |
| Garage | 101 | 127 | 153 | 179 |
| Other Amenities | 102 | 128 | 154 | 180 |
| Other 103 | 104 | 130 | 156 | 182 |
| Currently for Sale? | 105 | 131 | 157 | 183 |

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Subject Comments
184

Sales Comparable 1:
185

Sales Comparable 2:
186

Sales Comparable 3:
187

| Comparable Listings (List in order of comparability) | | | | |
|---|---|---|---|---|
| Feature | Subject | Comp 1 | Comp 2 | Comp 3 |
| Address (include unit #, if applicable) | 188<br>189<br>190<br>191 | 212<br>213<br>214<br>215 | 237<br>238<br>239<br>240 | 262<br>263<br>264<br>265 |
| Project Size (if applicable) | 192 | 216 | 241 | 266 |
| Data Source | 193 | 217 | 242 | 267 |
| Proximity to Subject (miles) | | 218 | 243 | 268 |
| List Price | $194 | $219 | $244 | $269 |
| REO/Short Sale: (yes or no) | 195 | 220 | 245 | 270 |
| List Date | 196 | 221 | 246 | 271 |
| Total Days on the market | 197 | 222 | 247 | 272 |
| Property Type | 198 | 223 | 248 | 273 |
| Leasehold/Fee Simple | 199 | 224 | 249 | 274 |
| Lot Size (acres) | 200 | 225 | 250 | 275 |
| Exterior Construction/Finish | 201 | 226 | 251 | 276 |
| Year Built (YYYY) | 202 | 227 | 252 | 277 |
| Condition | 203 | 228 | 253 | 278 |
| Gross Living Area (SF) | 204 | 229 | 254 | 279 |
| Bedrooms/Bath | 205 206 | 230 231 | 255 256 | 280 281 |
| Basement | 207 | 232 | 257 | 282 |
| Garage | 208 | 233 | 258 | 283 |
| Other Amenities | 209 | 234 | 259 | 284 |
| Other 210 | 211 | 236 | 261 | 286 |

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Listing Comparable 1:
287

Listing Comparable 2:
288

Listing Comparable 3:
289

## Price Opinion Conclusions & Signature

This opinion or analysis is not an appraisal. It is intended only for the benefit of the client, as permitted by state laws, for the purpose of (a) determining a potential price for sale listing purposes or (b) general default or mortgage servicing or (c) asset management purposes.

Price Opinion Analysis / Conclusions:
290

The BPO Provider's price opinion for the subject property:

As is price opinion based on normal marketing time: $ 291

As repaired price opinion based on normal marketing time: $ 292

As is price opinion (provide 90-day value unless otherwise instructed): $ 293

Other (as requested by client): $ 294 295 (if applicable)

### Signatures

| | | | |
|---|---|---|---|
| BPO Provider Signature: | | Managing/Principle Broker Signature: | |
| Date Signed: | 298 | Date Signed: | 310 |
| BPO Provider Name: | 299 | Managing/Principle Broker Name: | 311 |
| BPO Provider Company: | 300 | Managing/Principle Broker Company: | 312 |
| BPO Provider Address: | 301 | Managing/Principle Broker Address: | 313 |
| | 302 303 304 | | 314 315 316 |
| Phone Number: | 305 | Phone Number: | 317 |
| Email Address: | 306 | Email Address: | 318 |
| BPO Provider License #: | 307 | Managing/Principle Broker License #: | 319 |
| License State: | 308 | License State: | 320 |

The Report includes the following exhibits:

- 321 Subject Photos
- 322 Comparable Photos
- 323 Listing Photos
- 324 Location Map with subject listings and comparables

Scope of Work, Certifications, Intended Purpose, and Limiting Conditions

## SCOPE OF WORK

The scope of work for this BPO is defined by the complexity of this assignment and the reporting requirements of this BPO report form, including the following statement of limiting conditions and certifications. The broker/agent must, at a minimum, (1) perform a visual inspection of the subject property from at least the street. (2) Inspect the neighborhood, (3) research, verify, and analyze data from reliable public and/or private sources, (4) provide three closed sales and three listings or contracted sales and, (5) report his or her analysis, opinions, and conclusions in this BPO. The term value as used in the report is the estimated worth of or price of the subject property and is not intended to mean or imply the value was arrived at by any method of appraisal.

## CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally took the pictures, selected comparables, and determined the estimated sale price and recommended list price.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.
7. I have disclosed the interest in the real estate.
8. Unless otherwise stated, I developed my opinion of estimated sale price and recommended list price of the real property that is the subject of this report based on the sales comparison approach. I have adequate comparable market data to develop a reliable sales comparison approach for this report.

By ordering and accepting this BPO report, Client is agreeing that it is the intended use of the report and intends to use the report only for a permitted purpose under applicable state law.

## INTENDED PURPOSE

This is a broker price opinion, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker, not by a state certified or licensed real estate appraiser. Such broker has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice (USPAP), which requires valuers to act as unbiased, disinterested third parties, with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

This broker price opinion shall not be used for any transaction in which an appraisal or evaluation is required pursuant to the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), 12 U.S.C. Â§Â§ 3331 et seq and its implementing regulations and may only be used solely for purposes allowed by applicable state and federal laws and regulations.