Loan # 187346287q6438072

RESIDENTIAL VALUATION SERVICES (RVS) - BROKER PRICE OPINION

File #

Subject Property

[X] Reject/Withdraw - Check Reason Below

[X] 2-4 Units [ ] Commercial [ ] Acreage (5+) [ ] Mobile/Mfg. Home [ ] Vacant Land [ ] Other

Property Address: 12 Renshaw Pl City: Palm CoastPalm Coast State: FL Zip: 32164-1234

APN: dsfghfgj Loan #: 187346287q6438072364807

Order #: aseraserawer Order Type: Vendor Order #:

Borrower: Owner of Public Record: Sally Shells County: Flagler

Client: Address:

Property Type: [X] SFR [ ] Condo [ ] Co-op [ ] PUD [ ] Manufactured [ ] Other HOA $ per month

Property is new construction: [ ] Yes [ ] No Is the property currently impacted by a disaster? [ ] Yes [ ] No If yes, disaster date:

Is the subject Property currently listed? [ ] Yes, currently [ ] Yes, in Last 12 Months [ ] No Subject listed multiple times in last 12 months? [ ] Yes [ ] No DOM:

Has the subject property been sold in the past 12 mos.? [ ] Yes [ ] No Price: Date:

Original List Price: Date: Last List Price: Date:

Listing Broker: Name Listing Broker Company: Listing Broker Phone:

Occupancy: [ ] Owner [ ] Tenant [ ] Vacant [ ] Unknown Inspection Type: [ ] Exterior [ ] Interior Inspection Date:

Subject Property Comments:

comments

Neighborhood

Location: [ ] Urban [X] Suburban [ ] Rural Property Values: [ ] Increasing [X] Stable [ ] Declining Market Timing: 10 Normal Days on Market

Median Market Rent: REO Trend: Market Timing Trend:

Predominant Occupancy: [X] Owner [ ] Tenant Industrial within 0.25 mi.? [ ] Yes [X] No Vacancy: [ ] 0-5% [ ] 5-10% [ ] 10-20% [ ] 20+%

Neighborhood is new construction: [ ] Yes [X] No Is there evidence of a disaster? [ ] Yes [ ] No If yes, date:

Number of Competitive Listings in the Subject Property's neighborhood on the market: Price Range $ to $

Number of Comparable Sales in the Subject Property's neighborhood the last 12 mos.: Price Range $ to $

Neighborhood Description:

description

Market Conditions:

comments

Red Flags

Damaged [ ] Construction [ ] Environmental [ ] Zoning [X] Market Activity [ ] Boarded [ ] Stigma [ ] Other (See Comments) [ ]

Comments:

whoaa

Comparable Properties

	Subject	Sale #1	Sale #2	Sale #3	Listing #1	Listing #2	Listing #3
Address	12 Renshaw Place	54 Farragut Dr	52 Farragut Dr	7 Central Pl			
City							
Zip Code							
Data Source (MLS#)		FLML	FLML	Realqu			
Proximity		4.21 miles NE	4.22 miles NE	5.79 miles NE			
Original Listing Date							
Original Listing Price							
Last Listing Price							
Sale Date							
Sale Price		$230,000	$230,000	$219,500			
DOM							
Loan Type							
Sales Concessions							
Distressed Sale							
HOA Fees/mo. (0, if none)							
GLA Above Grade	1,655	1,655	1,655	1,680			
Actual Age	10	10	8	13			
Lot Size							
Site							
Rooms/Beds/Full/Partial	7 3	7 3	7 3	7 3			
Design	DT1;ra	DT2;ra	DT1;ra	DT2;ra			
View	N;Res;	N;Res;	N;Res;	N;Res;			
Comparison							
Number of Units							
Basement Type							
Basement SF							
Basement %							
Parking Type							
# Parking Stalls							
Pool/Spa							
Other							
Condition	C3	C3	C3	C3			
Overall Comparability							

RESIDENTIAL VALUATION SERVICES (RVS) - BROKER PRICE OPINION

Comparable Property Comments

Sale #1	commentsssssssssssssssssssssssssss
Sale #2	commentsssssssssssssssssssssssssss
Sale #3	commentsssssssssssssssssssssssssss
Listing #1	commentsssssssssssssssssssssssssss
Listing #2	commentsssssssssssssssssssssssssss
Listing #3	commentsssssssssssssssssssssssssss

Repairs

Repair item	Interior/Exterior	Estimated Cost
1.		$
2.		$
3.		$
4.		$
5.		$
Total estimated cost of recommended repairs:		$

Price Opinion

	Probable Sale Price
*Typical Marketing Price: "As Is"	$
*Typical Marketing Price: "As Repaired"	$

* Typical Marketing Time is assumed to be 3-6 months unless otherwise noted.

Comments

comments

Certification

INTEREST IN PROPERTY: I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.

Signature: the appraiser

Prepared By: the appraiser Date: 09/26/2021

Broker / License #: 12363475348 License State: FL

Company: Better BPO Phone: 123-123-1234

Company Address: 123 Main Street

This is a BPO market analysis. This is not an appraisal.

Product Disclaimers:

All States: This valuation is not an appraisal. It was obtained from a market analysis and not from a person licensed or certified under applicable law to perform appraisals.

Idaho: Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standards of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

Maine: This opinion was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.

Maryland: COMPETITIVE MARKET ANALYSIS DISCLOSURE. This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.

Michigan: This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.
Minnesota: This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Mississippi: This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.

Nebraska: This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property or for lending purposes in a transaction other than a federally related transaction. This opinion or analysis is not governed by the Real Property Appraiser Act.

Nevada: This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property or for lending purposes in a transaction other than a federally related transaction.

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.

Oregon: Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Pennsylvania: This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice 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.

Texas: THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Washington: This brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who ☐ IS ☐ IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.