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: $ 297

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)	16, 17 18 19 20	106 107 108 109	132 133 134 135	158 159 160 161
Project Size (if applicable)	88	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)	16, 17 18 19 20	212 213 214 215	237 238 239 240	262 263 264 265
Project Size (if applicable)	88	216	241	266
Data Source	86	217	242	267
Proximity to Subject (miles)		218	243	268
List Price	$194	$219	$244	$269
REO/Short Sale: (yes or no)	88	220	245	270
List Date	196	221	246	271
Total Days on the market	90	222	247	272
Property Type	91	223	248	273
Leasehold/Fee Simple	92	224	249	274
Lot Size (acres)	93	225	250	275
Exterior Construction/Finish	94	226	251	276
Year Built (YYYY)	95	227	252	277
Condition	96	228	253	278
Gross Living Area (SF)	97	229	254	279
Bedrooms/Bath	98 99	230 231	255 256	280 281
Basement	100	232	257	282
Garage	101	233	258	283
Other Amenities	102	234	259	284
Other 103	104	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.