BROKER PRICE OPINION Custom Adj



Community Loan Servicing SM

PROPERTY ADDRESS

Acuity #
Loan #
Inspection Date
Inspection Type

Completed By
Company
Phone #
Signed Date

Vendor Company
Vendor Order #

VALUATIONS		
Estimated Marketing Time	Suggested List Price	Suggested Sale Price
90-120 Days ("As-Is")		
90-120 Days ("As-Repaired")		
30 Day ("Quick Sale")		

Estimated Monthly Market Rent	
Estimated Repair Cost	
Marketing Strategy	
Effective Date	

This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser. While deemed reliable, this opinion of price is not a real estate appraisal and therefore neither Community Loan Servicing nor the agent conducting this report shall be held liable for any information provided.

Community Loan Servicing SM

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #

SUBJECT INFORMATION

Address	Unit #	Occupied?	Client
City	State Zip Code	Occupancy Type	Vendor Company
County		Appear Secured?	Vendor Order # Order Completed Date
Borrower/Owner		Assessor's Parcel #(s)	
Legal Description			
Zoning	Zoning Data Source	Property Type	Current Use
# of Units # of Stories	Above Grade Gross Living Area	Total Rooms Bedrooms Full Baths Half Baths	Site/Lot Size
Year Built/Age / yrs	Basement Area	Basement % Finished Parking Type	# of Stalls Pool Spa
Total Assessed Value	Assessed Land Value	Assessed Date	Annual RE Tax Amount Delinquent? Amount
HOA Name		Fee Includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis ☐ Snow Removal	
Fees Delinquent? Amount		☐ Utilities ☐ Water ☐ Exterior Building Maintenance ☐ Other	
Subject Comments			

LISTING AND SALE HISTORY

Currently Listed? MLS # Current List Date / Price / $ DOM Original List Date / Price / $

Agent Name Agent Phone Agent Email

Has the Subject Property been Sold in the Last 3 Years? (If Yes, provide the following information starting with the most recent sale first)

Type of Sale	List Date	Sale Date	DOM	Original List Price	Last List Price	Sale Price	Agent Name	Agent Phone

NEIGHBORHOOD DESCRIPTION

Community Name Sales Price Range for Neighborhood in the Past 12 Months $ to $

Location Predominant Land Use Neighborhood Maintenance Levels Employment Conditions

Estimated Percentages Owner vs Tenants in Neighborhood % vs % Normal Marketing Time for the Area days

Neighborhood Comments

MARKET CONDITIONS

Neighborhood Sales Prices for this Property Type have	Most Likely Buyer ☐ Owner Occupant ☐ Investor	
☐ Decreased % per Month for the Past 12 Months.	# of Neighborhood Sales Over the Past 6 Months	Monthly Absorption Rate
☐ Increased % per Month for the Past 12 Months.	# of Current Neighborhood Listings	Month Supply of Listings
☐ Remained Stable	Approx # of Neighborhood Listings that are REO/Short Sales	Approx # of Boarded Up Homes

Based on the Current Month Supply of Listings there is a ☐ Shortage(<3 Months) ☐ Normal Supply (3-6 Months) ☐ Over Supply (>6 Months) of Listings in the Neighborhood.

Market Comments

OBSERVED ITEMS NEEDING REPAIRS (Are Repairs Needed?) ☐ Yes ☐ No

Item	Estimated Cost
Total Estimated Repair Cost	

VALUATIONS (Effective Date)

Estimated Marketing Time	Suggested List Price	Suggest Sale Price
90-120 Days ("As-Is")		
90-120 Days ("As-Repaired")		
30 Day ("Quick Sale")		

Estimated Monthly Market Rent	
Estimated Repair Cost	

Marketing Strategy

State Specific Disclaimer

Real Estate Broker or Salesperson (Signature & License Information)

Signature

Name		Signed Date
License	State	Expiration Date

Real Estate Broker or Salesperson (Company Information)

Company			
Address			
City, St, Zip			
Phone #		Email	

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.

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Inspection Date	Inspection Type	Acuity #	Loan #

COMPARABLE SALES DETAIL

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
				
Address, # City, St, Zip County		10 Village Circle	11 Village Circle	12 Village Circle
Proximity to Subject				
Community Name				
Data Source				
MLS # / DOM				
Org List Price / Org List Date				
Sale Price / Sale Date				
Property Type				
Loan Type				
Transaction Type				
ADJUSTMENTS	DESCRIPTION	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment
Sales Concessions				
Special Assessments				
Leasehold/Fee Simple				
Lot Size				
Condition				
Construction				
Year Built / Age				
Location				
View				
Above Grade	Total / Bdrm / FBA / HBA	Total / Bdrm / FBA / HBA	Total / Bdrm / FBA / HBA	Total / Bdrm / FBA / HBA
Room Count				
Gross Living Area	SqFt	SqFt	SqFt	SqFt
Price per SqFt	$/SqFt	$/SqFt	$/SqFt	$/SqFt
Basement Area / % Finished	SqFt / %	SqFt / %	SqFt / %	SqFt / %
# of Units / # of Stories				
Parking Type / # of Stalls				
Style (Design)				
Heating/Cooling				
Pool / Spa				
# of Fireplace(s)				
Other				
Net Adjustment (Total)		Net % / Gross %	Net % / Gross %	Net % / Gross %
Adjusted Sale Price				
Overall Comparison to Subject				
Sale Most Comparable to Subject				

Sale #1 Comments

Sale #2 Comments

Sale #3 Comments

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Inspection Date	Inspection Type	Acuity #	Loan #

COMPARABLE LISTING DETAIL

ITEM	SUBJECT	COMPARABLE LISTING #1	COMPARABLE LISTING #2	COMPARABLE LISTING #3
				
Address, # City, St, Zip County		1 Village Circle	2 Vilage Circle	3 Village Circle
Proximity to Subject				
Community Name				
Data Source				
MLS # / DOM				
Org List Price / Org List Date				
Cur List Price / Cur List Date				
Property Type				
Loan Type				
Transaction Type				

ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Sales Concessions							
Special Assessments							
Leasehold/Fee Simple							
Lot Size							
Condition							
Construction							
Year Built / Age							
Location							
View							

Above Grade	Total	Bdrm	FBA	HBA	Total	Bdrm	FBA	HBA		Total	Bdrm	FBA	HBA		Total	Bdrm	FBA	HBA	
Room Count																			
Gross Living Area	SqFt				SqFt					SqFt					SqFt				
Price per SqFt	$/SqFt				$/SqFt					$/SqFt					$/SqFt				
Basement Area / % Finished	SqFt		%		SqFt		%			SqFt		%			SqFt		%		
# of Units / # of Stories																			
Parking Type / # of Stalls																			
Style (Design)																			
Heating/Cooling																			
Pool / Spa																			
# of Fireplace(s)																			
Other																			
Net Adjustment (Total)					Net %		Gross %			Net %		Gross %			Net %		Gross %		
Adjusted Listing Price																			
Overall Comparison to Subject																			
List Most Comparable to Subject																			

Listing #1 Comments

Listing #2 Comments

Listing #3 Comments

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Inspection Date	Inspection Type	Acuity #	Loan #

TEXT ADDENDUM

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.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.:
Property Address:		Case No.:
City:	State:	Zip:
Lender:		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $

REAR VIEW OF
SUBJECT PROPERTY

STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

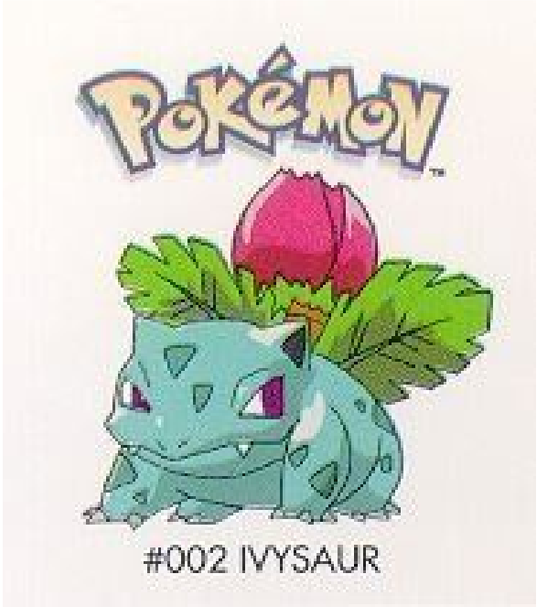
Borrower:		File No.:
Property Address:		Case No.:
City:	State:	Zip:
Lender:		



COMPARABLE SALE #1

10 Village Circle

Sale Date:
Sale Price: $



COMPARABLE SALE #2

11 Village Circle

Sale Date:
Sale Price: $



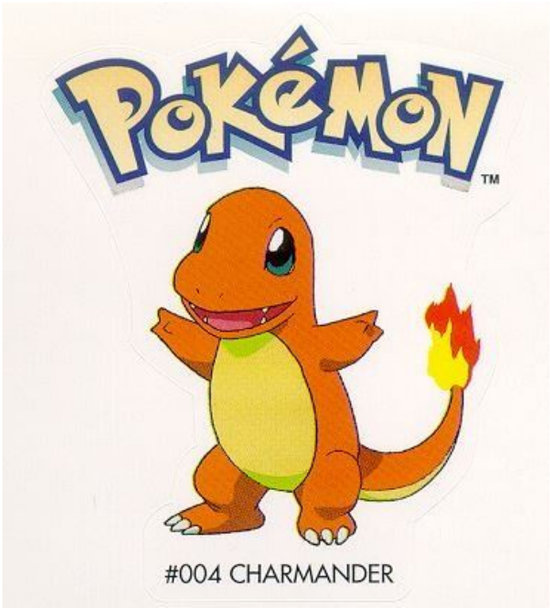
COMPARABLE SALE #3

12 Village Circle

Sale Date:
Sale Price: $

COMPETING LISTING PHOTO ADDENDUM

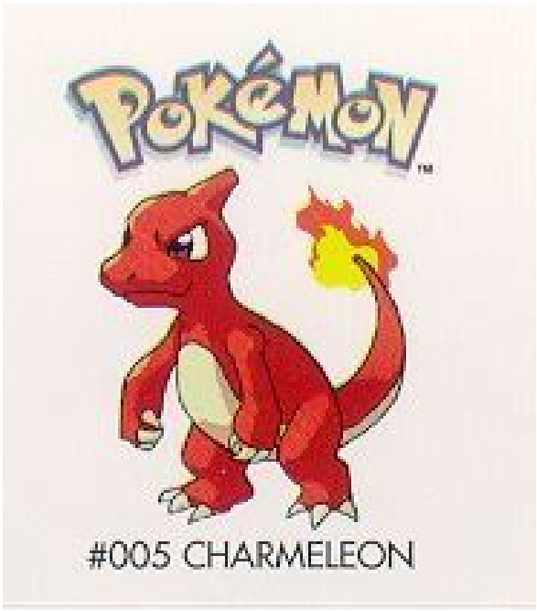
Borrower:		File No.:
Property Address:		Case No.:
City:	State:	Zip:
Lender:		



COMPETING LISTING #1

1 Village Circle

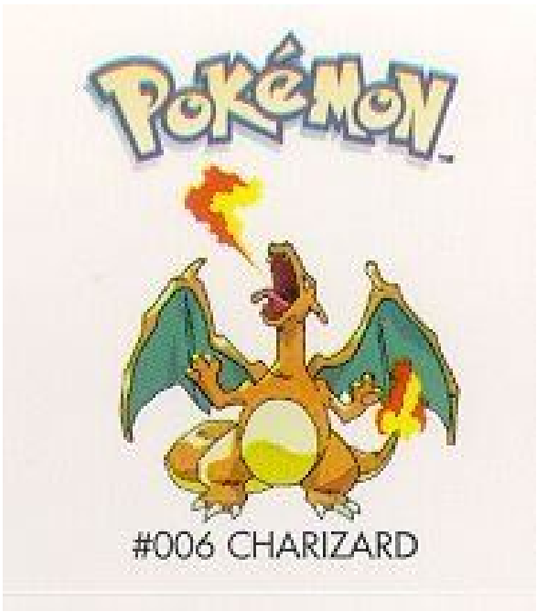
Listing Price: $
Days-On-Market:



COMPETING LISTING #2

2 Vilage Circle

Listing Price: $
Days-On-Market:



COMPETING LISTING #3

3 Village Circle

Listing Price: $
Days-On-Market: