Freddie Mac
We make home possible™

BROKER'S PRICE OPINION FORM 1092

Exterior /Curb Side ☐	Inspection Date	Freddie Mac Loan #
Interior ☐		Servicer Loan #
Interior Access Denied ☐	Reason	BPO #

BPO Firm Name	Broker	Phone

SUBJECT PROPERTY DESCRIPTION

Property Address 14			Unit # 15
City 16	County 17	State 18	Zip 19
Is property currently listed for sale with a real estate firm? 20 Yes 21 No	Name of Listing Broker, Salesperson or Firm 22		Phone 23
Property Type: 24			Condo Fee $ 25

Occupant: 26 Owner 27 Tenant 28 Vacant

ESTIMATE OF REPAIRS FOR SUBJECT PROPERTY

INTERIOR		EXTERIOR	
Painting	$ 29	Painting	$ 36
Structural	$ 30	Structural	$ 37
Appliances	$ 31	Landscaping	$ 38
Utilities	$ 32	Roof	$ 39
Carpet/Floors	$ 33	Windows	$ 40
Other	$ 34	Other	$ 41
Cleaning/Trash Removal	$ 35	Do you recommend repairs?	42 Yes 43 No

Repair's Total: $ 455

Overall Property Condition: 45 Excellent 46 Good 47 Average 48 Fair 49 Poor

Are there any items that require IMMEDIATE attention/action? 50 Yes 51 No

Title/Legal Issues? 52 Yes 53 No

Do any environmental issues affect the value of the property? 54 Yes 55 No

If yes to any of the above, please explain:

56

NEIGHBORHOOD

Property Values: 57 Increasing 58 Stable 59 Declining

Predominant Occupancy: 60 Owner 61 Tenant 62 Vacant

Marketing Time: 63 Under 3 Months 64 3-6 Months 65 Over 6 Months

Vacancy Rate: 66 0-5% 67 5-10% 68 10-20% 69 20%+

No. of Active Listings in Neighborhood: 70

Price Range of Active Listings in Neighborhood: $ 71 to $ 72

COMMENTS:

73

PRICE ESTIMATION

Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is	74	75	76
As Repaired	77	78	79

Property should be listed: 80 As Is 81 As Repaired

Anticipated Seller-Paid Financing Cost: $ 82

COMMENTS: (Describe your marketing strategy and reasons for As Is Repaired recommendations)

83

PREPARED BY: 84 DATE 85

THIS IS AN OPINION OF PRICE OR COMPARATIVE MARKET ANALYSIS AND IS NOT AN APPRAISAL. This opinion does not adhere to the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This opinion may have been developed in connection with a loss mitigation request made by you. If so, this opinion is being provided to you on behalf of your servicer and the Federal Home Loan Mortgage Corporation. Your servicer may have also used a different or additional property value or price to make a loss mitigation decision. If you have questions, please visit Freddie Mac's website at http://www.freddiemac.com/valuation.

State Specific Disclaimers

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COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
	14	104	132	160
Address	16, 18 19	105	133	161
Proximity to Subject		106	134	162
Current List Price	$ 89	$ 107	$ 135	$ 163
Current List Date	90	108	136	164
Original List Price	$ 91	$ 109	$ 137	$ 165
Original List Date	92	110	138	166

PRICE ADJUSTMENTS (Use the following codes for the adjustments: S-Superior E=Equal I=Inferior U=Unknown)

DESCRIPTION	DESCRIPTION			DESCRIPTION			ADJ	DESCRIPTION			ADJ	DESCRIPTION			ADJ
Above Grade Room	Total	Bdrms	Baths	Total	Bdrms	Baths	CODE	Total	Bdrms	Baths	CODE	Total	Bdrms	Baths	CODE
Count	93	94	95	111	112	113		139	140	141		167	168	169	
Gross Living Area	96 sq. ft.			114 sq. ft.				142 sq. ft.				170 sq. ft.			
Location	97			115			116	143			144	171			172
Site/Lot Size	98			117			118	145			146	173			174
Design and Appeal	24			119			120	147			148	175			176
Age	100			121			122	149			150	177			178
Overall Condition	Poor			123			124	151			152	179			180
Garage/Carport	102			125			126	153			154	181			182
Porch, Patio Deck, Pool, Fence	103			127			128	155			156	183			184
Overall Rating/Est.$ Price of Adjustments				$ 129			130	$ 157			158	$ 185			186
Indicate Property Most Comparable to Subject (Check One)				☐				☐				187			

COMMENTS:
188

CLOSED SALES

ITEM	SUBJECT	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
	14	209	242	275
Address	16, 18 19	210	243	276
Proximity to Subject		211	244	277
Original List Price	$ 91	$ 212	$ 245	$ 278
List Price When Sold	$ 192	$ 213	$ 246	$ 279
Sales Price	$ 193	$ 214	$ 247	$ 280
Sales Date	194	215	248	281
Days on Market	195	216	249	282

PRICE ADJUSTMENTS (Use the following codes for the adjustments: S-Superior E=Equal I=Inferior U=Unknown)

DESCRIPTION	DESCRIPTION			DESCRIPTION			ADJ	DESCRIPTION			ADJ	DESCRIPTION			ADJ
Above Grade Room	Total	Bdrms	Baths	Total	Bdrms	Baths	CODE	Total	Bdrms	Baths	CODE	Total	Bdrms	Baths	CODE
Count	93	94	95	217	218	219		250	251	252		283	284	285	
Gross Living Area	96 sq. ft.			220 sq. ft.				253 sq. ft.				286 sq. ft.			
Sales or Financing Concessions	200			221			222	254			255	287			288
Location	97			223			224	256			257	289			290
Site/Lot Size	98			225			226	258			259	291			292
Landscaping	203			227			228	260			261	293			294
Design and Appeal	24			229			230	262			263	295			296
Age	100			231			232	264			265	297			298
Overall Condition	Poor			233			234	266			267	299			300
Garage/Carport	102			235			236	268			269	301			302
Porch, Patio Deck, Pool, Fence	103			237			238	270			271	303			304
Overall Rating/Est.$ Price of Adjustments				$ 239			240	$ 272			273	$ 305			306
Indicate Property Most Comparable to Subject (Check One)				☐				☐				307			

COMMENTS:
308

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BROKER'S PRICE OPINION FORM 1092

COMMENTS	
Additional Comments:	309

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COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



COMPETING LISTING #1

104
105
Listing Price: $ 107
Days-On-Market:



COMPETING LISTING #2

132
133
Listing Price: $ 135
Days-On-Market:



COMPETING LISTING #3

160
161
Listing Price: $ 163
Days-On-Market:

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



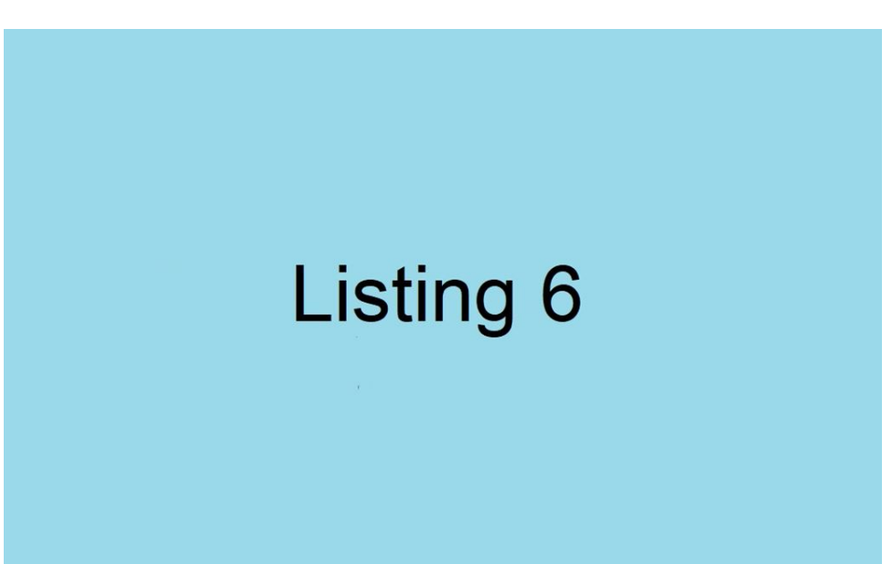
COMPETING LISTING #4

Listing Price: $
Days-On-Market:



COMPETING LISTING #5

Listing Price: $
Days-On-Market:



COMPETING LISTING #6

Listing Price: $
Days-On-Market:

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



COMPETING LISTING #7

Listing Price: $
Days-On-Market:



COMPETING LISTING #8

Listing Price: $
Days-On-Market:



COMPETING LISTING #9

Listing Price: $
Days-On-Market:

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



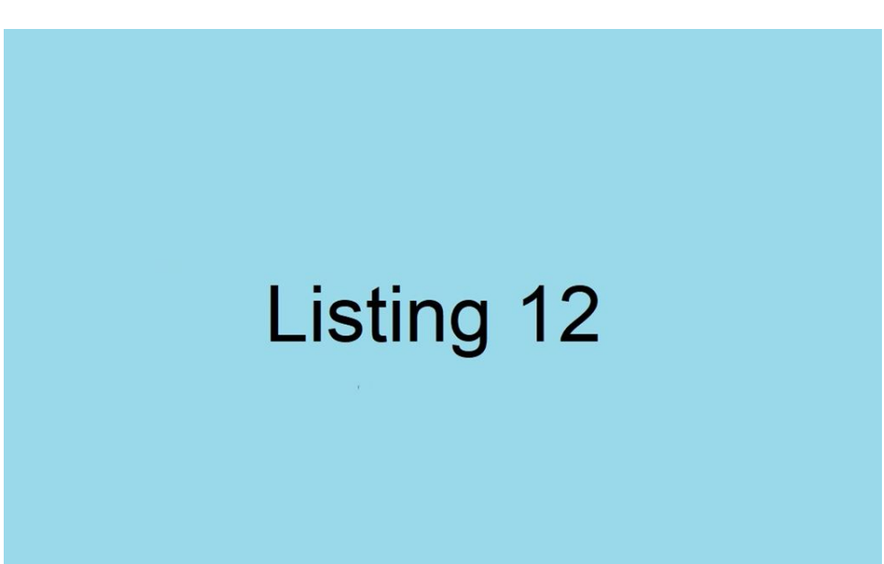
COMPETING LISTING #10

Listing Price: $
Days-On-Market:



COMPETING LISTING #11

Listing Price: $
Days-On-Market:



COMPETING LISTING #12

Listing Price: $
Days-On-Market:

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



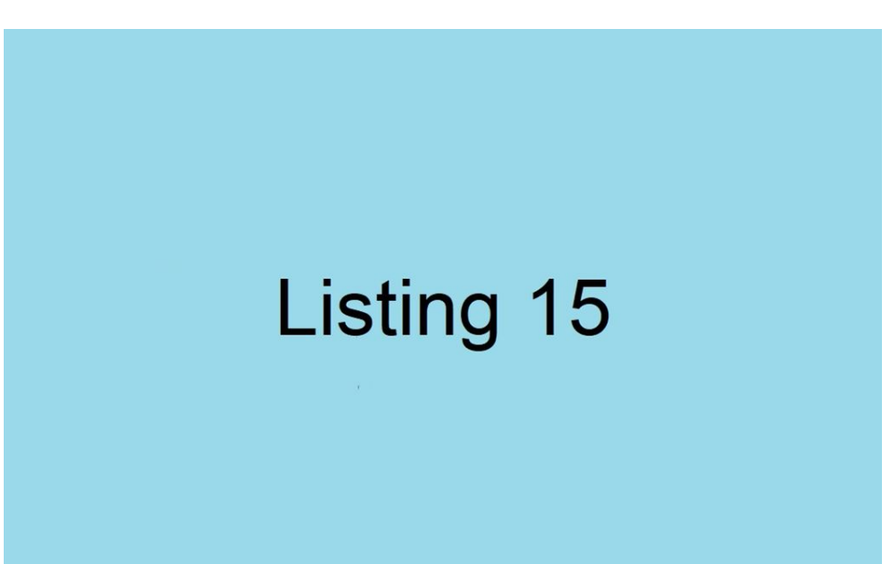
COMPETING LISTING #13

Listing Price: $
Days-On-Market:



COMPETING LISTING #14

Listing Price: $
Days-On-Market:

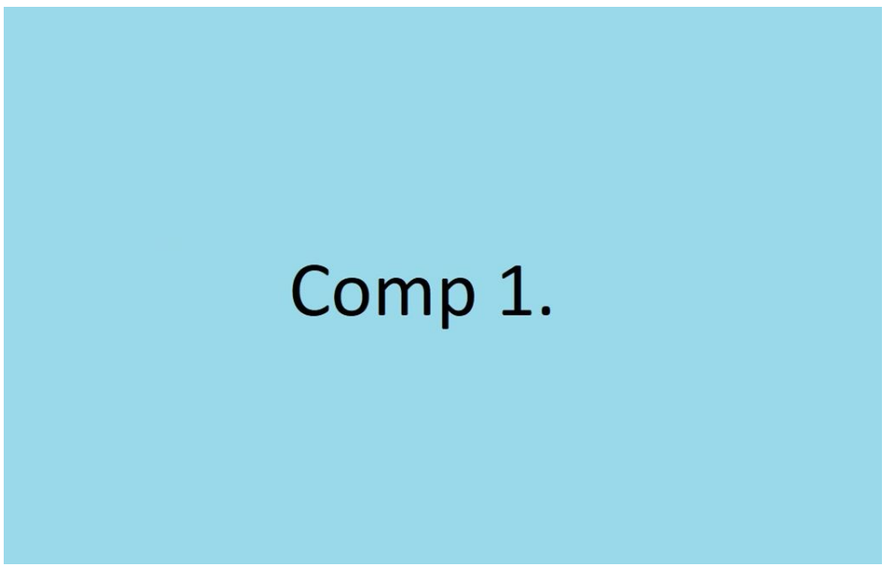


COMPETING LISTING #15

Listing Price: $
Days-On-Market:

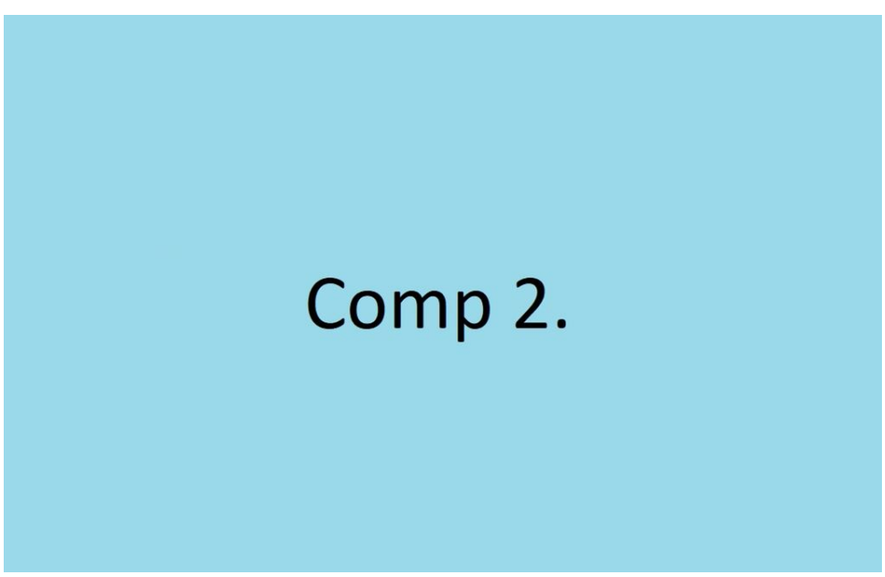
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



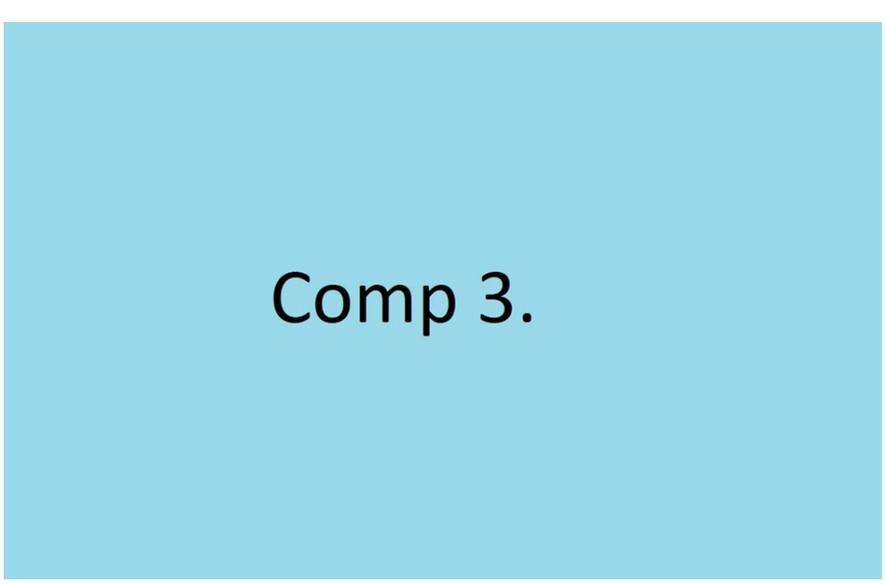
COMPARABLE SALE #1

209
210
Sale Date:
Sale Price: $ 214



COMPARABLE SALE #2

242
243
Sale Date:
Sale Price: $ 247



COMPARABLE SALE #3

275
276
Sale Date:
Sale Price: $ 280

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



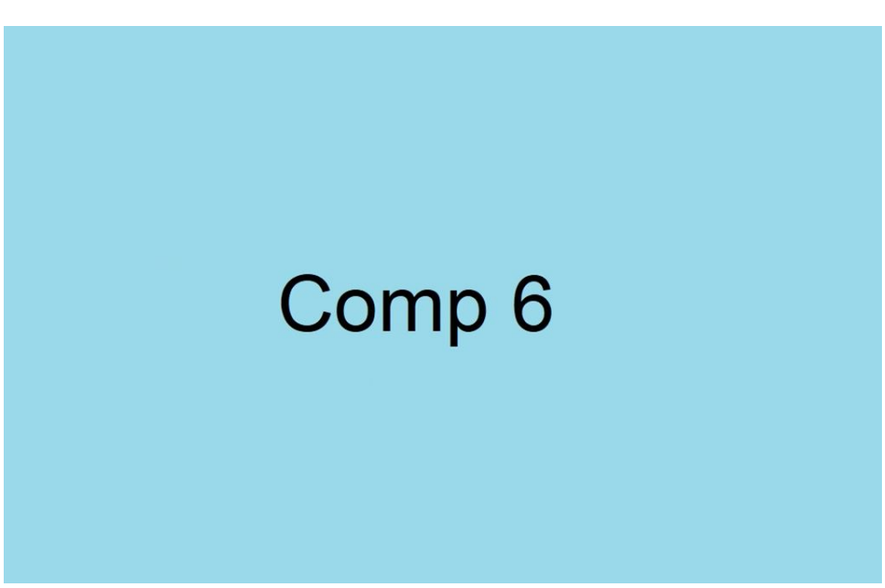
COMPARABLE SALE #4

Sale Date:
Sale Price: $



COMPARABLE SALE #5

Sale Date:
Sale Price: $

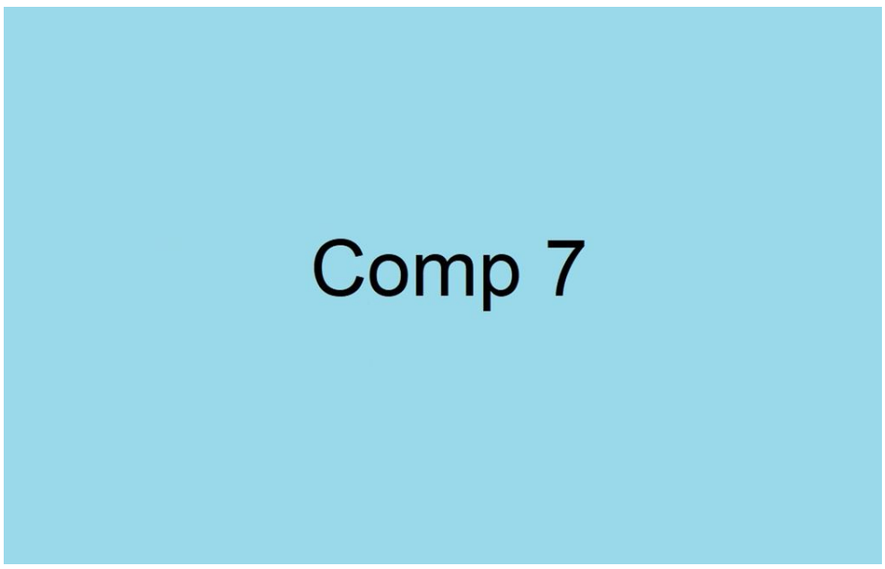


COMPARABLE SALE #6

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



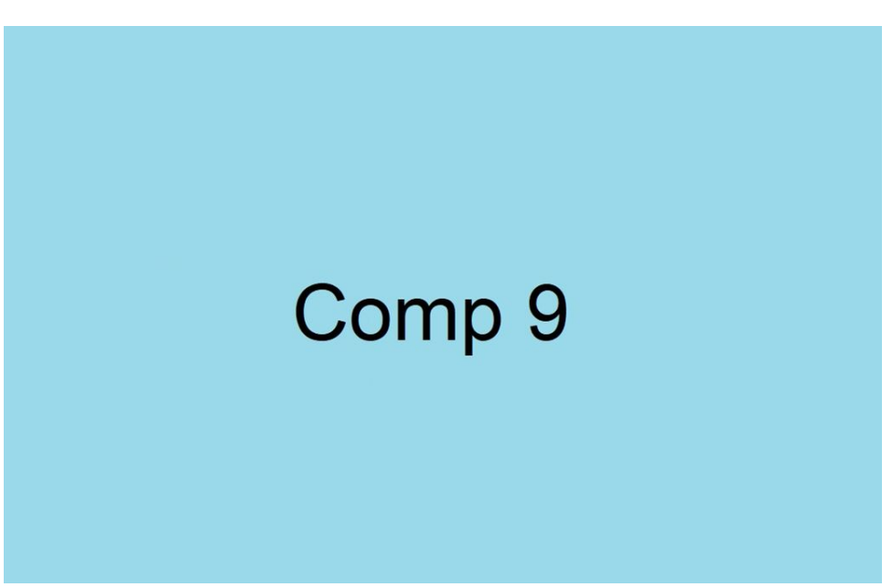
COMPARABLE SALE #7

Sale Date:
Sale Price: $



COMPARABLE SALE #8

Sale Date:
Sale Price: $

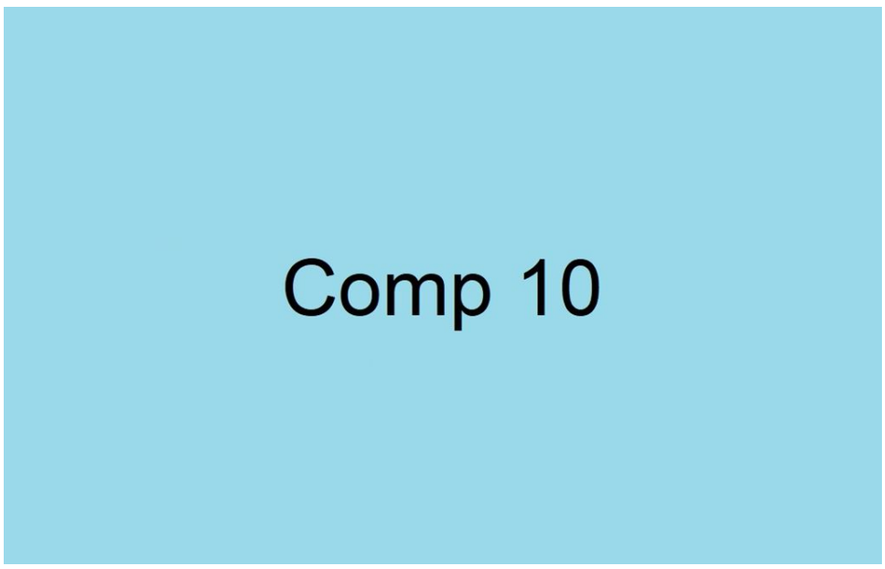


COMPARABLE SALE #9

Sale Date:
Sale Price: $

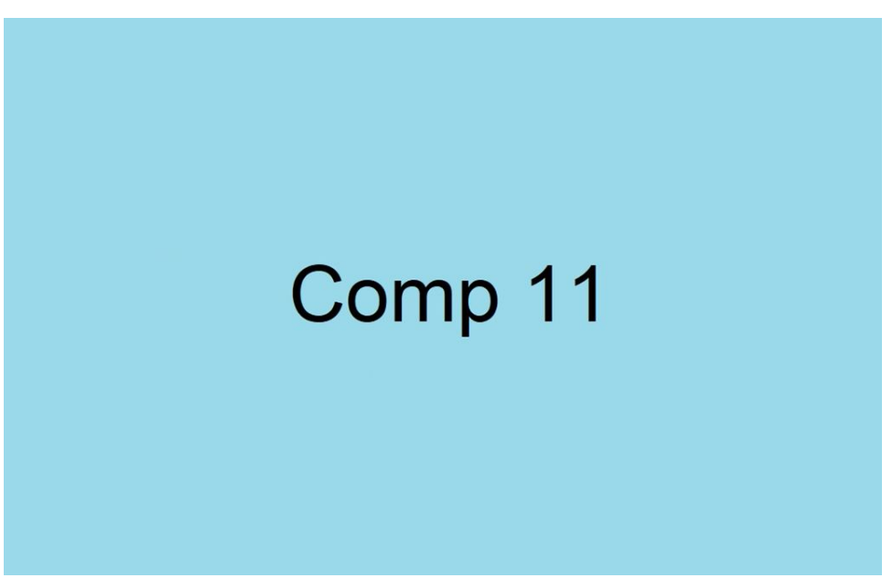
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



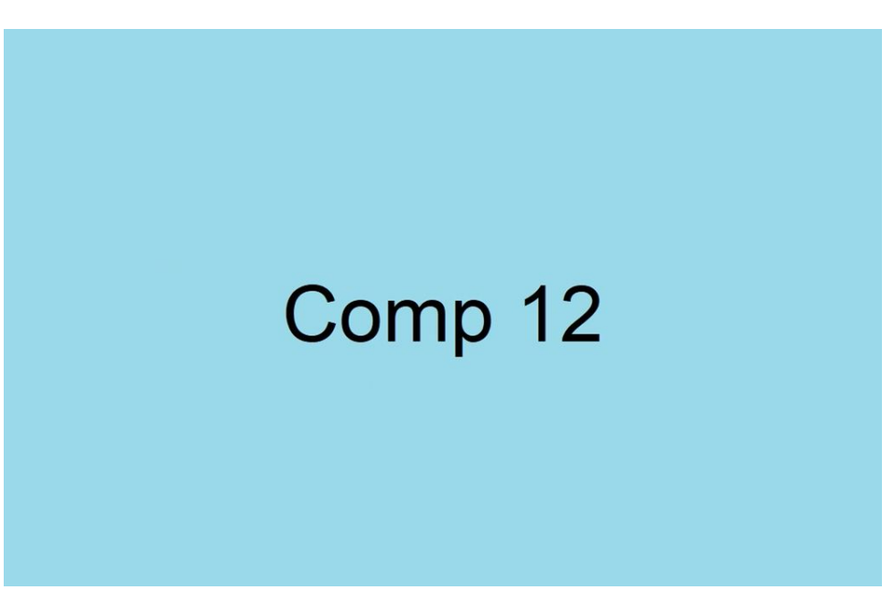
COMPARABLE SALE #10

Sale Date:
Sale Price: $



COMPARABLE SALE #11

Sale Date:
Sale Price: $



COMPARABLE SALE #12

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.: 101822-1119
Property Address: 14		Case No.:
City: 16	State: 18	Zip: 19
Lender:		



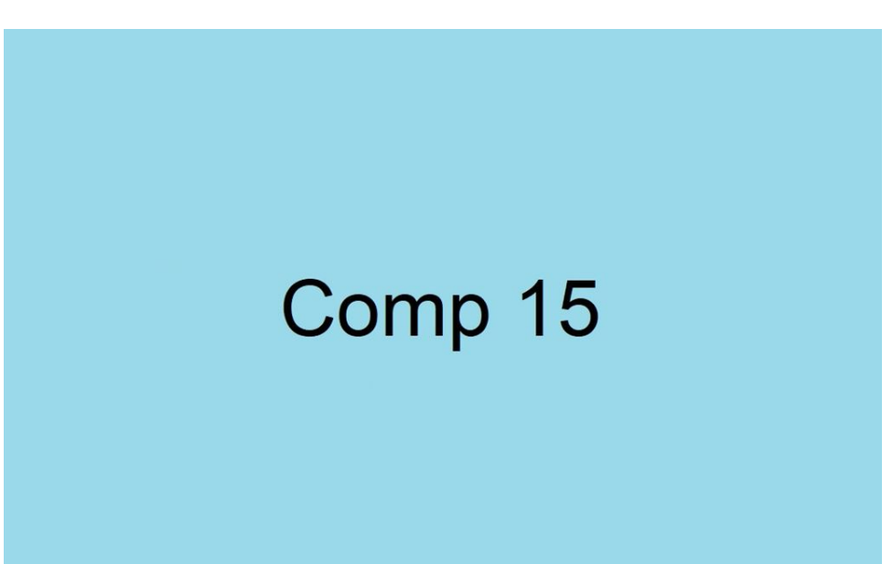
COMPARABLE SALE #13

Sale Date:
Sale Price: $



COMPARABLE SALE #14

Sale Date:
Sale Price: $



COMPARABLE SALE #15

Sale Date:
Sale Price: $