SERVICELINK

BPO

FNMA Loan #: 123456789

ORDER INFORMATION

Inspection Date: 5	Deal Name: 6	VMA Request ID: 7
Client: Desktop Report	BPO Vendor: 9	Vendor Tracking ID: 10
Agent Name: 11	Brokerage: 12	Agent Phone: 13

SUBJECT PROPERTY

Address: 17819 Boxwood Dr	Unit: 15	City: Riverside	ST: CA	Zip: 92503
Assessor's Parcel #: 19	Subdivision Name: 20			
Occupant: 21	Property Type: 22	Inspection Type: 23		
Manufactured House VIN/HUD Plate #(s): 24	Condo/HOA: $ 25	Per 26		
How was Occupancy determined? 27				
Legal Description: 28				
Is the subject property currently offered for sale or recently sold? 29				

Original Listing Price: 30	Sale Type: 31	Date: 32	Total DOM: 33
Current Listing Price: 34	Sale Type: 35	Date: 36	Current DOM: 37
Sales Price: 38	Sale Type: 39	Date: 40	Total DOM: 41

Comments: 42

NEIGHBORHOOD

Typical Marketing Time: 43	Property Prices (range): $ 44 to $ 45
Estimated percentage of owners vs. tenants in neighborhood: Owner 46 %	Tenant 47 %
Number of Comparable Properties in the Subject Property's neighborhood currently on the market: 48	Price Range: $ 49 to $ 50
Number of Comparable Properties in the Subject Property's neighborhood during the past 12 mos: 51	Price Range: $ 52 to $ 53
Search Criteria: 54	
Appropriately priced properties typically sell at what percentage of the listing price? 55 %	
Discuss neighborhood market trends and condition including supply and demand, the prevalence of REO properties and seller concessions. 56	

SITE

Zoning Classification: 57	Zoning Compliance: 58
Site Size: 59	Site View: 60

CONDO

Year Built: 61	Number of Units: 62	Est. Number Rented: 63	Number For Sale: 64
HOA Status: 65	Converted (Y/N): 66	Project Maintenance: 67	
Subject Floor Location: 68		Project Total Number of Floors: 69	

CONDITION

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): 70

ESTIMATE OF REPAIRS

Itemize ALL repairs needed to bring property to average marketable condition for the neighborhood. Note those repairs that require immediate attention.

INTERIOR			EXTERIOR	
	Item	Estimated Cost	Item	Estimated Cost
Requires Immediate Attention	71 72	73.00	101 102	103.00
	74 75	76.00	104 105	106.00
	77 78	79.00	107 108	109.00
	80 81	82.00	110 111	112.00
	83 84	85.00	113 114	115.00
	86 87	88.00	116 117	118.00
	89 90	91.00	119 120	121.00
	92 93	94.00	122 123	124.00
	95 96	97.00	125 126	127.00
	98 99	100.00	128 129	130.00

Total Cost of Estimated Repairs: $ 131

STATE SPECIFIC DISCLAIMER

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COMPARABLE PROPERTIES - SALES & LISTINGS

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3	LISTING 1	LISTING 2	LISTING 3
Address	17819 Boxwood Dr 15, Riverside, CA 92503	183 184	235 236	287 288	339 340	389 390	439 440
Proximity to Subject (Miles)		185	237	289	341	391	441
Current or Final List Price	$ 135	$ 186	$ 238	$ 290	$ 342	$ 392	$ 442
Sale Price		$ 187	$ 239	$ 291			
Sale Price / Gross Liv. Area		$ 188.00 sq.ft.	$ 240.00 sq.ft.	$ 292.00 sq.ft.			
DOM / CDOM	DOM: 136 CDOM: 137	DOM: 189 CDOM: 190	DOM: 241 CDOM: 242	DOM: 293 CDOM: 294	DOM: 343 CDOM: 344	DOM: 393 CDOM: 394	DOM: 443 CDOM: 444
Data Source(s)	138	191	243	295	345	395	445
Rent (if applicable)	139	192	244	296	346	396	446
Financing Concessions		193	245	297	347	397	447
Date of Sale / Time	140	194	246	298	348	398	448
Sale Type	141	195	247	299	349	399	449
Location	142	196	248	300	350	400	450
Leasehold / Fee Simple	143	197	249	301	351	401	451
Common Elements and	144	198	250	302	352	402	452
Rec. Facilities	145	199	251	303	353	403	453
Site Size	146	200	252	304	354	404	454
Site View	147	201	253	305	355	405	455
Design	148	202	254	306	356	406	456
Quality of Construction	149	203	255	307	357	407	457
Property Type	150	204	256	308	358	408	458
Floor Location	151	205	257	309	359	409	459
Project Floors	152	206	258	310	360	410	460
Number of Levels	153	207	259	311	361	411	461
# of Units	154	208	260	312	362	412	462
# of Stories	155	209	261	313	363	413	463
Year Built	156	210	262	314	364	414	464
Condition	157	211	263	315	365	415	465

Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Unit #1	15	159	160	212	213	214	264	265	266	316	317	318	366	367	368	416	417	418	466	467	468
Unit #2	16	162	163	215	216	217	267	268	269	319	320	321	369	370	371	419	420	421	469	470	471
Unit #3	16	165	166	218	219	220	270	271	272	322	323	324	372	373	374	422	423	424	472	473	474
Unit #4	16	168	169	221	222	223	273	274	275	325	326	327	375	376	377	425	426	427	475	476	477

Gross Living Area	170 sq.ft.	224 sq.ft.	276 sq.ft.	328 sq.ft.	378 sq.ft.	428 sq.ft.	478 sq.ft.
Basement & Finished	171	225	277	329	379	429	479
Rooms Below Grade	172	226	278	330	380	430	480
Heating / Cooling	173 174	227 228	279 280	331 332	381 382	431 432	481 482
	175	229	281	333	383	433	483
Garage / Carport / Other	176	230	282	334	384	434	484
Porch / Patio / Deck	/ /	/ /	/ /	/ /	/ /	/ /	/ /
Pool	178	232	284	336	386	436	486
179	180	233	285	337	387	437	487
181	182	234	286	338	388	438	488

Source(s) Used for Physical Characteristics of Subject Property: 489

COMMENTS ON COMPARABLE PROPERTIES

Sale 1: 490

Sale 2: 491

Sale 3: 492

Listing 1: 493

Listing 2: 494

Listing 3: 495

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MARKETING STRATEGY

BROKER	As-Is Price	As-Repaired Price	Estimated Repairs
Estimate of Value:	$496	$497	$498

Estimated Marketing Time: 499

Price Conclusion Summary: 500

STATE SPECIFIC DISCLAIMER

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CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally completed the inspection, took the pictures, selected comparables, and determined the price conclusion.
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.

SIGNATURE

Signature: _____

Name: 11

Company Name: 503

Company Address: 504

Telephone Number: 13

Email Address: 505

Date of Report: 506

Real Estate Broker or Salesperson License Number:

License #: 507

State: 508

Expiration Date of License: 509

ADDRESS OF PROPERTY:

17819 Boxwood Dr

Riverside, CA 92503

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State-Specific Disclaimers

File No. 020122-1703

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**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.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
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. The broker's price opinion 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.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal 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.**

STATE	DISCLAIMER
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.
Missouri	**This is not an appraisal.**
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, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**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.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	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 shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and 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.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). 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 and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws § 5-20.7-3.
South Carolina	This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

STATE	DISCLAIMER
West Virginia	This evaluation has been prepared in compliance with §30-38-1(c)(6) and the following conditions are satisfied, (A) The amount of the loan is equal to or less than the federal de minimus threshold; (B) the evaluation is used solely by the lender in its records to document the collateral value; (C) the evaluation clearly indicates on its face that it is for the lender's internal use only; (D) the evaluation is not labeled an appraisal and explicitly states that the evaluation was performed by an individual that is not licensed as an appraiser in accordance with §30-38-1, et seq.

File No. 020122-1703

********* INVOICE *********

File Number: 020122-1703

Desktop Report

Borrower :

Invoice # : 9876543
Order Date : 02/01/2022
Reference/Case # :
PO Number :

17819 Boxwood Dr
Riverside, CA 92503

		$	
Client Fee		$	96.00
Invoice Total		$	96.00
State Sales Tax @	6.5 %	$	6.24
Deposit		($	0.00)
Deposit		($	0.00)
Amount Due		$	102.24

Terms:

Please Make Check Payable To:

Fed. I.D. #: