SERVICELINK

Broker Price Opinion

State Specific Language

Property Information

Read manual for rural property exceptions Account No.: _____ Order ID.: _____ Order No.: _____

Property Address: _____ City: _____ State: _____ Zip Code: _____

Property is: ☐ Rural ☐ Suburban ☐ Urban Market Area Trend: ☐ Increasing ☐ Stable ☐ Decreasing Percent: _____ %

Local Average Marketing Time: _____ (in days) Using thirty (30) days to market, what will be the likely sales price "As Is"? $ _____

Broker Estimated Market Price: $ _____ Estimated Repaired Price: $ _____

Property Details

Subject Data Source: _____

Type: ☐ SFR ☐ PUD ☐ Multi-unit ☐ Condo ☐ Multi-unit PUD ☐ Mobile Home ☐ Vacant Land

Attached? ☐ Yes ☐ No ☐ Unk. No. of Units? _____ Dues per month? $ _____ Occupancy: _____

Age: _____ Condition: ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor Garage: ☐ Yes ☐ No Other: _____

Lot Size: _____ Acres Total Rooms: _____ Bedrooms: _____ Baths: _____ Square Footage: _____ Finished Basement: ☐ Yes ☐ No ☐ Unk.

Close to industry: ☐ Yes ☐ No Close to commerce: ☐ Yes ☐ No

Vandalized: ☐ Yes ☐ No Secured: ☐ Yes ☐ No Damaged: ☐ Yes ☐ No How? _____

Was property previously listed? ☐ Yes ☐ No DOM: _____ Listed Price: $ _____ Listed Date: _____

Is property currently listed? ☐ Yes ☐ No DOM: _____ Listed Price: $ _____ Listed Date: _____

Is prevalent financing typical in your area? ☐ Yes ☐ No Type: _____ If YES, how much? $ _____

Subject Market Rent Estimate: $ _____

Comments

Comparable Sales (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164
Proximity (miles)				
Data Sources				
Sale Type				
Sale Price	$	$	$	$
Sale Date				
Final List Price	$	$	$	$
Days On Market				
Lot Size	acres	acres	acres	acres
Age				
Condition				
Room Count	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Square Footage	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Basement				
Garage				

Sale #1

Sale #2

Sale #3

Comparable Listings (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164	1313 Mockingbird Lane Palm Coast M 32164
Proximity (miles)				
Data Sources				
List Type				
Orig. List Price	$	$	$	$
List Date				
Current List Price	$	$	$	$
Days On Market				
Lot Size	acres	acres	acres	acres
Age				
Condition				
Room Count	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Square Footage	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Basement				
Garage				

Listing #1

Listing #2

Listing #3

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Account No.: Order ID.: Order No.:

Construction, Upkeep, and Access

Construction: ☐ Cement block ☐ Brick ☐ Frame ☐ Stone ☐ Stucco ☐ Wood ☐ Other _____
Sub-structure: ☐ Slab foundation ☐ Basement ☐ Crawl space

Upkeep: ☐ Damaged siding ☐ Broken steps ☐ Rotting wood ☐ Broken windows ☐ Fire damage ☐ Needs paint
☐ Wall cracking ☐ Cracked driveway ☐ Cracked sidewalk ☐ Missing shingles ☐ Clutter

Access: Is access road paved? ☐ Yes ☐ No

Estimated Repair Cost? $ _____
Correcting these problems will result in a repaired value of? $ _____ (Estimated Repaired Price)

State Specific Language

Additional Comments

Preparer

Preparer's First Name: _____
Preparer's Last Name: _____
Preparer's Contact Phone: _____
Preparer's License Number: _____
Preparer's driving distance from subject in miles: _____

Realty/Company Name: _____
Broker's Name: _____
Broker's License Number: _____
Date of Report: _____

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.

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