Loan # Loan #
File # File #

RESIDENTIAL VALUATION SERVICES (RVS) - BROKER PRICE OPINION

Subject Property

[R] Reject/Withdraw - Check Reason Below
[U] 2-4 Units [C] Commercial [A] Acreage (5+) [M] Mobile/Mfg. Home [V] Vacant Land [O] Other Other
Property Address: Street Address City: City State: State Zip: Zip Code
APN: APN Loan #: Loan #
Order #: Order # Order Type: Order Type Vendor Order #: Vender Order #
Borrower: Borrower Owner of Public Record: Owner County: County
Client: Client Address: Client Street Address Client City CSt CZip Code
Property Type: [S] SFR [C] Condo [O] Co-op [P] PUD [M] Manufactured [T] Other Other HOA $ HOA per month
Property is new construction: [A] Yes [B] No Is the property currently impacted by a disaster? [C] Yes [D] No If yes, disaster date: Disaster Date
Is the subject Property currently listed? [E] Yes, currently [F] Yes, in Last 12 Months [G] No Subject listed multiple times in last 12 months? [H] Yes [I] No DOM: day
Has the subject property been sold in the past 12 mos.? [J] Yes [K] No Price: Price Date: Date
Original List Price: Original Price Date: Original Date Last List Price: Last List Price Date: Last List Date
Listing Broker: Broker Listing Broker Company: Broker Company Listing Broker Phone: Broker Phone
Occupancy: [O] Owner [T] Tenant [V] Vacant [U] Unknown Inspection Type: [E] Exterior [I] Interior Inspection Date: Inspection Date
Subject Property Comments:
Subject Property Comments - One two three four five six seven eight nine ten.

Neighborhood

Location: [U] Urban [S] Suburban [R] Rural Property Values: [I] Increasing [S] Stable [D] Declining Market Timing: DOM Normal Days on Market
Median Market Rent: Median Market Rent REO Trend: REO Trend Market Timing Trend: Market Trend
Predominant Occupancy: [O] Owner [T] Tenant Industrial within 0.25 mi.? [Y] Yes [N] No Vacancy: [V] 0-5% [F] 5-10% [T] 10-20% [P] 20+%
Neighborhood is new construction: [A] Yes [B] No Is there evidence of a disaster? [C] Yes [D] No If yes, date: Evidence Date
Number of Competitive Listings in the Subject Property's neighborhood on the market: #List Price Range $ List Low to $ List High
Number of Comparable Sales in the Subject Property's neighborhood the last 12 mos.: #Sales Price Range $ Sales Low to $ Sales High
Neighborhood Description:
Neighborhood Description - One two three four five six seven eight nine ten.

Market Conditions:
Market Conditions - One two three four five six seven eight nine ten.

Red Flags

Damaged [A] Construction [B] Environmental [C] Zoning [D] Market Activity [E] Boarded [F] Stigma [G] Other (See Comments) [H]
Comments:
Red Flags Comments - One two three four five six seven eight nine ten.

Comparable Properties

	Subject	Sale #1	Sale #2	Sale #3	Listing #1	Listing #2	Listing #3
Address	S1 S2	a1 a2	b1 b2	c1 c2	l1 l2	m1 m2	n1 n1
City	S3	a3			l3		
Zip Code	S4	a4			l4		
Data Source (MLS#)	S5 S6	a5 a6			l5 l6		
Proximity		a7			l7		
Original Listing Date	S8	a8			l8		
Original Listing Price	S9	a9			l9		
Last Listing Price	S10	a10			l19		
Sale Date		a11					
Sale Price		a12					
DOM	S13	a13			l13		
Loan Type	S14	a14			l14		
Sales Concessions	S15	a15			l15		
Distressed Sale	S16	a16			l16		
HOA Fees/mo. (0, if none)	S17	a17			l17		
GLA Above Grade	S18	a18			l18		
Actual Age	S19	a19			l19		
Lot Size	S20 S21	a20 a21			l20 l21		
Site	S22 S23	a22 a23			l22 l23		
Rooms/Beds/Full/Partial	sr sb sf sh	ar ab af ah			lr lb lf lh		
Design	S28 S29	a28 a29			l28 l29		
View	S30 S31	a30 a31			l30 l31		
Comparison		a32 a33			l32 l33		
Number of Units	S34	a34			l34		
Basement Type	S35	a35			l35		
Basement SF	S36	a36			l36		
Basement %	S37	a37			l37		
Parking Type	S38	a38			l38		
# Parking Stalls	S39	a39			l39		
Pool/Spa	S40	a40			l40		
Other	S41	a41			l41		
Condition	S42	a42	b42	c42	l42	m42	n42
Overall Comparability		a43	b43	c43	l43	m43	n43

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Comparable Property Comments

Sale #1 — Comparable Sale #1 Comments

Sale #2 — Comparable Sale #2 Comments

Sale #3 — Comarable Sale #3 Comments

Listing #1 — Comparable Listing #1 Comments

Listing #2 — Comparable Listing #2 Comments

Listing #3 — Comparable Listing #3 Comments

Repairs

Repair item	Interior/Exterior	Estimated Cost
1. Repair One	Apple	$ 100
2. Repair Two	Banana	$ 200
3. Repair Three	Cherry	$ 300
4. Repair Four	Date	$ 400
5. Repair Five	Fig	$ 500
Total estimated cost of recommended repairs:		$ Total Repairs

Price Opinion

	Probable Sale Price
*Typical Marketing Price: "As Is"	$ Probable - As Is
*Typical Marketing Price: "As Repaired"	$ Probable - As Repaired

* Typical Marketing Time is assumed to be 3-6 months unless otherwise noted.

Comments

Comment - One two three four five six seven eight nine ten.

Certification

INTEREST IN PROPERTY: I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.

Signature:

Prepared By: Prepared By
Broker / License #: License #
Company: Company
Company Address: Company Address

Date: Date
License State: License State
Phone: Phone

Product Disclaimers:

All States: This valuation is not an appraisal. It was obtained from a market analysis and not from a person licensed or certified under applicable law to perform appraisals.

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. It 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.

Maine: This opinion 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.
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.

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. This opinion or analysis is not governed by the Real Property Appraiser Act.

Nevada: 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.

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.

Oregon: Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. 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.

Texas: THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Washington: This brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who [Y] IS [ ] IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.