BANK OF AMERICA

Residential Property BPO (Drive by) | Order Information | Order #

Lender/Client Reference #: _____ Owner: _____

Order #: _____ Lender/Client: _____

Lender/Client Address: _____

Assignment Type: ☐ Purchase ☐ Servicing _____

☐ Home Equity Loan ☐ Other _____ _____ FL _____

Subject Property Analysis

Property Address: 123 ABC Street Unit # _____ City _____ State _____ Zip _____

County: _____ Type: ☐ SFR ☐ Coop ☐ PUD ☐ Multi Unit/# of Units _____ ☐ Mfg ☐ Vacant Land ☐ Other

Occupancy: ☐ Owner ☐ Tenant ☐ Vacant ☐ Condo ☐ Attached ☐ Detached Project # of Units: _____ Dues Per Mo. $ _____

Has the subject property been listed over the prior 12 months: ☐ Yes ☐ No Is the subject property currently listed? ☐ Yes ☐ No

Original List Date: _____ Original List Price $ _____ Current/Last List Price $ _____ Total Days on the Market _____

Comments/Exception/Condition: (based on provider's observations)

Repairs and Improvements Required for Marketability and/or Livability of the property:

Estimate of repairs needed for subject property.

Exterior:

Painting $ _____

Structural $ _____

Landscaping $ _____

Roof $ _____

Windows $ _____

Other $ _____

Do you recommend repairs? ☐ Yes ☐ No

Estimated Total Repair Costs: $ _____

Overall Condition: ☐ Good ☐ Average ☐ Fair ☐ Poor

*If Fair or Poor, please comment below and provide supporting photo if available:

Comments/Exception:

Neighborhood Analysis

Location: ☐ Urban ☐ Suburban ☐ Rural Price Range: $ _____ to $ _____

Similarity of Properties: ☐ Very Similar ☐ Somewhat Similar ☐ Not Similar Price Trending: ☒ Increasing ☐ Stable ☐ Declining

Built Out: ☐ Under 25% ☒ 25-75% ☐ Over 75% By _____ % over last _____ ☐ YR ☐ MO

Source: _____

Comments: (REO activity, housing price trends, supply and demand, average marketing time)

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Comparable Sales (List in order of comparability)				
Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)	123 ABC Street Palm Coast FL			
Project Size (if applicable)				
Data Source				
Proximity to Subject (miles)				
Sale Price				
REO/Short Sale: (yes or no)				
Date of Sale				
Total Days on the market				
Property Type				
Leasehold/Fee Simple				
Lot Size (acres)				
Exterior Construction/Finish				
Year Built (YYYY)				
Condition				
Gross Living Area (SF)				
Bedrooms/Bath				
Basement				
Garage				
Other Amenities				
Other				
Currently for Sale?				

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Subject Comments

Sales Comparable 1:

Sales Comparable 2:

Sales Comparable 3:

Comparable Listings (List in order of comparability)				
Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)				
Project Size (if applicable)				
Data Source				
Proximity to Subject (miles)				
List Price				
REO/Short Sale: (yes or no)				
List Date				
Total Days on the market				
Property Type				
Leasehold/Fee Simple				
Lot Size (acres)				
Exterior Construction/Finish				
Year Built (YYYY)				
Condition				
Gross Living Area (SF)				
Bedrooms/Bath				
Basement				
Garage				
Other Amenities				
Other				

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Listing Comparable 1:

Listing Comparable 2:

Listing Comparable 3:

Price Opinion Conclusions & Signature

This opinion or analysis is not an appraisal. It is intended only for the benefit of the client, as permitted by state laws, for the purpose of (a) determining a potential price for sale listing purposes or (b) general default or mortgage servicing or (c) asset management purposes.

Price Opinion Analysis / Conclusions:

The BPO Provider's price opinion for the subject property:

As is price opinion based on normal marketing time: $ _____

As repaired price opinion based on normal marketing time: $ _____

As is price opinion (provide 90-day value unless otherwise instructed): $ _____

Other (as requested by client): $ _____ _____ (if applicable)

Signatures

BPO Provider Signature:	Marie Cistrelli	Managing/Principle Broker Signature:	Joe Approver
Date Signed:		Date Signed:	
BPO Provider Name:	Joe BPO	Managing/Principle Broker Name:	Joe Broker
BPO Provider Company:		Managing/Principle Broker Company:	
BPO Provider Address:		Managing/Principle Broker Address:	
Phone Number:		Phone Number:	
Email Address:		Email Address:	
BPO Provider License #:		Managing/Principle Broker License #:	
License State:		License State:	

The Report includes the following exhibits:

- ☐ Subject Photos
- ☐ Comparable Photos
- ☐ Listing Photos
- ☐ Location Map with subject listings and comparables