SERVICELINK

Broker Price Opinion

State Specific Language

Client Information

Client:	Bank of the Green Backs	Portfolio / Project Name:	
Order Number:	Order Number	Alternate Loan Number:	
Loan Number:	Loan Number	Inspection Date:	
Owner / Borrower:		Inspection Type:	
Subject Address:		Contact:	
		Contact Phone:	
Subject County:		Company Name:	
Subject APN:		Broker's Name:	
Preparer's Name:		Broker's License Number:	
Preparer's License Number:			
Preparer's Contact Number:			
Preparer's Distance From the Subject (Driving):			

Subject Tax and Sale Information

Estimated Tax Assessed Value Date:	01/13/2021	Last Known Sale Date:	12/02/2018
Tax Assessed Value:	$450,000	Last Known Sale Price:	$500,000

Neighborhood Information

Predominant Occupancy:	Owner	Average Market Time of Sales:		
No. of Homes in Direct Competition:	5	Price Range (Low to High):	$350,000	to $450,000
Density:	Suburban	Predominant Value:	$415,000	
Zoning:	Residential	Property Values Trend:	Stable	% annually
Property Maintenance:	Good	Market Rent:	$1,500	
		Market Rent Trend:	Stable	% annually

Market / Neighborhood Comments: See Attached Addendum

Subject Property

Listed in Last 12 Months:	Yes	Currently Listed:	Yes
Vacant:	Unknown	List Price:	$ 455,000
Secured:	Unknown	Listing Agent Name:	listing name
Conform to Neighborhood:	No	Listing Agent Phone:	123/456-2134
Estimated Land Price:	$ 100,000	Days on Market:	54

Mobile Home Permanently Attached and Taxed as Real Estate: N/A

Problem for Resale: No Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem for Resale: Problem

Environmental Problem:

Subject Data Source(s): [X] Tax Records [X] SiteXdata [X] MLS # 123456 [X] RealQuest [X] REDLINK [X] Estimated [X] Other

Explanation of Estimated or Other Sources: See Attached Addendum

Positive Subject Comments: See Attached Addendum

Negative Subject Comments: See Attached Addendum

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Broker Price Opinion

Order #: Order Number Loan #: Loan Number Client: Bank of the Green Backs

Comparative Sale Information

	SUBJECT ADDRESS	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:	20 RED BIRCH LN			
City, State, Zip:	PALM COAST, FL 32164			
Property Type:	Vacant Land			
Property Style:	Other			
Number of Units:	1			
Proximity to Subject:				
Sale Date:	12/02/2018			
Sold Price:	$ 500,000	$	$	$
Days on Market:	54			
Location:	Unknown			
Lot Size:				
Lot Size is:	Atypical			
Age in Years:	24			
Condition:	Poor			
Total Rooms:	7			
Bedrooms:	1			
Bathrooms:	Full Half	Full Half	Full Half	Full Half
Above Grade Sq. Footage:	1523			
Total Below Grade Sq.Ft.:	0			
Garage:	Car	Car	Car	Car
Carport:	Car	Car	Car	Car
Comparison to Subject:				
Comparable Data Source:				
MLS Listing Number:				

Explanation of Estimated or Other responses above: See Attached Addendum

Comments on Comparable 1: See Attached Addendum

Comments on Comparable 2: See Attached Addendum

Comments on Comparable 3: See Attached Addendum

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SERVICELINK

Broker Price Opinion

Order #: Order Number Loan #: Loan Number Client: Bank of the Green Backs

Comparative Listing Information

	SUBJECT ADDRESS	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:				
City, State, Zip:				
Property Type:				
Property Style:				
Number of Units:				
Proximity to Subject:				
Listing Date:	455000			
Days on Market:	54			
Listing Price:	$	$	$	$
Location:				
Lot Size:				
Lot Size is:				
Age in Years:				
Condition:				
Total Rooms:				
Bedrooms:				
Bathrooms:	Full Half	Full Half	Full Half	Full Half
Above Grade Sq. Footage:				
Total Below Grade Sq.Ft.:				
Garage:	Car	Car	Car	Car
Carport:	Car	Car	Car	Car
Comparison to Subject:				
Comparable Data Source:				
MLS Listing Number:				

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

Addendum

Any Additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like.

See Attached Addendum

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Order #: Order Number Loan #: Loan Number Client: Bank of the Green Backs

Estimates of Price

Discuss how you arrived at these prices: Discuss how youarrived at theseDiscuss how youarrived at

Preparer Information

Signed by: On:

Broker: Address: Phone:

Agent Name: Proximity to Subject: Years Licensed:

License No: Type of License: Expiration:

As Is Price Opinion: $	As Repaired Price Opinion: $
As Is Quick Sale: $	As Repaired Quick Sale: $
As Is Suggested List: $	As Repaired Suggested List: $
Land Only Price Opinion: $ 100,000	Estimated Cost to Repair: $

Average Market Time of Sale (listing date to contract date):

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.

State Specific Language

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Borrower:		File No.: SLBPO2_21
Property Address:		Case No.:
City:	State:	Zip:
Lender:		

Market / Neighborhood Comments

Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments: Market / Neighborhood Comments:

Other Description

Explanation ofEstimated or OtherSources

Positive Subject Comments

Positive SubjectComments

Negative Subject Comments

egative SubjectComments

Explanation of Estimated or Other Responses

Explanation ofEstimated or Otherresponses

Comparable Comments

Comparable 1

Comparable Comments

Comparable 2Comparable

Borrower:		File No.: SLBPO2_21	
Property Address:		Case No.:	
City:	State:		Zip:
Lender:			

2Comparable 2

Comparable Comments

Comparable 3

Additional Comments

any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like. any additional comments regarding market area, conditions, area growth or decline, crime activity, hazards, repairs and the like.

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Order #: Order Number Loan #: Loan Number Client: Bank of the Green Backs

Interior Addendum

This addendum is a supplement to the ServiceLink Report. This interior inspection is designed to identify factors inside the subject property which may affect price. This evaluation is not an appraisal.

Painting: Walls & Ceiling Est. Cost to Repair:	
Quality of Construction Est. Cost to Repair:	
Interior Flooring Est. Cost to Repair:	
Bathrooms Est. Cost to Repair:	
Basement Est. Cost to Repair:	
Kitchen: Est. Cost to Repair:	
Appliances Est. Cost to Repair:	
Exterior Est. Cost to Repair:	
Central Air Conditioning Est. Cost to Repair:	
In Ground Pool/Spa Est. Cost to Repair:	
Overall Condition of the Interior Est. Cost to Repair:	
Improvements that ADD value	
Repair needs of improvements that detract from value	
Total Est. Cost to Repair:	Total Est. Days to Repair:

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