ServiceLink

BANK OF AMERICA

Residential Property BPO (Drive by) State Specific Language Order #

Order Information

Lender/Client Reference #: _____ Owner: _____

Order #: _____ Lender/Client: _____

Lender/Client Address: _____

Assignment Type: ☐ Purchase ☐ Servicing _____

☐ Home Equity Loan ☐ Other _____ _____ _____ _____

Subject Property Analysis

Property Address: _____ 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	$ 1
Structural	$ 1
Landscaping	$ 1
Roof	$ 1
Windows	$ 1
Other	$ 1

Do you recommend repairs? ☐ Yes ☐ No

Estimated Total Repair Costs: $ 6

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)				
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:

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Price Opinion Conclusions

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 price unless otherwise instructed): $ _____

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

State Specific Language

Signatures

BPO Provider Signature:		Managing/Principle Broker Signature:	
Date Signed:	_____	Date Signed:	_____
BPO Provider Name:	_____	Managing/Principle Broker Name:	_____
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

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 in this report, except for any liability as stated in the Statement of Work the product was ordered pursuant to.

Notwithstanding any preprinted language to the contrary, this report 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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