SERVICELINK

Broker Price Opinion

State Specific Language

One two three...

Client Information

Client: Bank of Palm Coast	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:	Last Known Sale Date:
Tax Assessed Value: $	Last Known Sale Price: $

Neighborhood Information

Predominant Occupancy:	Average Market Time of Sales:
No. of Homes in Direct Competition:	Price Range (Low to High): $ to $
Density:	Predominant Value: $
Zoning:	Property Values Trend: % annually
Property Maintenance:	Market Rent: $
	Market Rent Trend: % annually

Market / Neighborhood Comments: one two three

Subject Property

Listed in Last 12 Months:	Currently Listed:
Vacant:	List Price: $
Secured:	Listing Agent Name:
Conform to Neighborhood:	Listing Agent Phone:
Estimated Land Price: $ 50,001	Days on Market:
Mobile Home Permanently Attached and Taxed as Real Estate:	

Problem for Resale:

Environmental Problem:

Subject Data Source(s): ☐ Tax Records ☐ SiteXdata ☐ MLS # ☐ RealQuest ☐ REDLINK ☐ Estimated ☐ Other

Explanation of Estimated or Other Sources: one two three

Positive Subject Comments:

Negative Subject Comments:

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Broker Price Opinion

Order #: Order Number Loan #: Loan Number Client: Bank of Palm Coast

Comparative Sale Information

	SUBJECT ADDRESS	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:		one	one	
City, State, Zip:		two	two	
Property Type:		three	three	
Property Style:		five	five	
Number of Units:		six	six	
Proximity to Subject:		seven	seven	
Sale Date:		eight	eight	
Sold Price:	$	$ nine	$ nine	$
Days on Market:		ten	ten	
Location:		eleven	eleven	
Lot Size:		twelve thirteen	twelve thirteen	
Lot Size is:		fourteen	fourteen	
Age in Years:		fifteen	fifteen	
Condition:		sixteen	sixteen	
Total Rooms:		seventeen	seventeen	
Bedrooms:		eighteen	eighteen	
Bathrooms:	Full Half	nteen Full twnty Half	nteen Full twnty Half	Full Half
Above Grade Sq. Footage:		twenty-one	twenty-one	
Total Below Grade Sq.Ft.:		twenty-two	twenty-two	
Garage:	Car	twnty3 Car twenty-four	twnty3 Car twenty-four	Car
Carport:	Car	twnty5 Car twenty-six	twnty5 Car twenty-six	Car
Comparison to Subject:		twenty-seven	twenty-seven	
Comparable Data Source:		twenty-eight	twenty-eight	
MLS Listing Number:		twenty-nine	twenty-nine	

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

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SERVICELINK

Broker Price Opinion

Order #: Order Number Loan #: Loan Number Client: Bank of Palm Coast

Comparative Listing Information

	SUBJECT ADDRESS	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:		1	1	
City, State, Zip:		2	2	
Property Type:				
Property Style:				
Number of Units:		5	5	
Proximity to Subject:		6	6	
Listing Date:		7	7	
Days on Market:		8	8	
Listing Price:	$	$ 9	$ 9	$
Location:				
Lot Size:		11	11	
Lot Size is:				
Age in Years:		14	14	
Condition:				
Total Rooms:		16	16	
Bedrooms:		17	17	
Bathrooms:	Full Half	18 Full 19 Half	18 Full 19 Half	Full Half
Above Grade Sq. Footage:		20	20	
Total Below Grade Sq.Ft.:		21	21	
Garage:	Car	22 Car	22 Car	Car
Carport:	Car	24 Car	24 Car	Car
Comparison to Subject:				
Comparable Data Source:				
MLS Listing Number:		28	28	

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.

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Broker Price Opinion

Order #: Order Number Loan #: Loan Number Client: Bank of Palm Coast

Estimates of Price

Discuss how you arrived at these prices:

Please assume (1) seller-financing is or would be available on a real estate note or contract, (2) a reasonable motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market.

I have read and understand this paragraph: [X] Yes [ ] No

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: $ 50,001 Estimated Cost to Repair: $

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

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State Specific Language

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Comparative Market Analysis

State Specific Language

Client Information

Client:	Bank of Palm Coast	Portfolio / Project Name:	
Order Number:	Order Number	Alternate Loan Number:	
Loan Number:	Loan Number	Inspection Date:	
Owner / Borrower:		Inspection Type:	
Contact:		Contact Phone:	
Subj. Address as Provided:		Standardized Subj. Address:	
Subject County:		Subject County:	
Preparer's Name:		Subject APN:	
Preparer's License Number:		Company Name:	
Preparer's Years Experience:		Broker's Name:	
Preparer's Contact Number:			
Preparer's Distance from the Subject (Driving):		Broker's License Number:	

Neighborhood Information

Homes in the area are:		Average Market Time of Sales:	
Demand & Supply:		Price Range (Low to High):	$ to $
No. of Homes in Direct Competition:		Property Values Trend:	% annually
Zoning:		Market Rent:	$
Density:		Market Rent Trend:	% annually
Property Maintenance:		New Construction:	
Homes Sold Prior Month:		Percent Owner Occupied:	%

Market / Neighborhood Comments:

Subject Property

Condo or PUD:		Listed in Last 12 Months:	
Development Name:		Most recent list price in Last 12 months:	$
Homeowners Association Fees:	$	Most recent DOM in Last 12 months:	
Curb Appeal:		Currently Listed:	
Guest House:		List Price:	$
Guest House Square Footage:	Sq.Ft.	Listing Agent Name:	
EST. Lot Value (Low to High):	$ to $	Listing Agent Phone:	
Est. Land Price:	$	Days on Market:	
Secured:		Vacant:	
Occupied by:		Conforming to Neighborhood:	
Is Subject Currently for Rent:		Mobile Home Permanently Attached and	
Rental Contact Phone Number:		Taxed as Real Estate:	
For Rent by:		APN:	

Problem for Resale:

Environmental Problem:

Subject Data Source(s): ☐ Tax Records ☐ SiteXdata ☐ MLS # ☐ RealQuest ☐ REDLINK ☐ Estimated ☐ Other

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Subject Property

Explanation of Estimated or Other Sources:

Positive Subject Comments:

Negative Subject Comments:

Subject Property Sales History

Sales History Index 1	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		
Sales History Index 2	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		
Sales History Index 3	List Price: $ Sold Price: $	List Date: Sold Date:
Comments:		

Subject Property Deferred Maintenance

Comments	Cost To Repair
1. Roof	$
2. Exterior Siding/Windows	$
3. Foundation	$
4. Construction in progress	$
5. Outbuildings	$
6. Yard Maintenance	$
7. Other	$

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Comparative Market Analysis

Order #: Order Number Loan #: Loan Number Client: Bank of Palm Coast

Comparative Sale Information

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:				
City, State, Zip:				
Property Type:				
If multi family, is subject partially vacant:				
Construction Started:				
Property Style:				
Number of Units:				
Proximity to Subject:				
Sale Date:				
Sold Price:	$	$	$	$
Sales or Financing Concessions:	$	$	$	$
Financing Type:				
Sale Type:				
Days on Market:				
Original Listing Price:	$	$	$	$
Location:				
Lot Size:				
Age in Years:				
Condition:				
Bedrooms:				
Bathrooms:	Full Half	Full Half	Full Half	Full Half
Above Grade Sq. Footage:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Total Below Grade Sq.Ft.:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Below Grade Finished Sq.Ft.:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Garage:	Car	Car	Car	Car
Carport:	Car	Car	Car	Car
Pool:				
View:				
Comparision to Subject:				
Comparable Data Source:				
MLS Listing Number:				
Agent/Broker Inspected (last 3 months):				
	Property Most Comparable to Subject:	☐	☐	☐

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

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Comparative Market Analysis

Order #: Order Number Loan #: Loan Number Client: Bank of Palm Coast

Comparative Listing Information

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street Address:				
City, State, Zip:				
Property Type:				
Property Style:				
Number of Units:				
Proximity to Subject:				
Listing Date:				
Listing Price:	$	$	$	$
Listing Type:				
Days on Market:				
Original Listing Price:		$	$	$
Location:				
Lot Size:				
Age in Years:				
Condition:				
Bedrooms:				
Bathrooms:	Full Half	Full Half	Full Half	Full Half
Above Grade Sq. Footage:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Total Below Grade Sq.Ft.:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Below Grade Finished Sq.Ft.:	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Garage:	Car	Car	Car	Car
Carport:	Car	Car	Car	Car
Pool:				
View:				
Comparison to Subject:				
Comparable Data Source:				
MLS Listing Number:				
Agent/Broker Inspected (last 3 months):				
	Property Most Comparable to Subject:	☐	☐	☐

Explanation of Estimated or Other responses above:

Comments on Comparable 1:

Comments on Comparable 2:

Comments on Comparable 3:

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Comments

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

Estimates of Price

List any deferred maintenance noted:

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:	$		
Probable Purchaser:		Estimated Cost to Repair:	$
Average Market Time of Sale (listing date to contract date):		Probable Financing:	
		Preparer's Distance from subject (in miles):	

State Specific Language

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ServiceLink

Property Condition Report

BANK OF AMERICA

Glenn Test - SLBPO

ORDER

Property Address	City	State	Zip Code	County

Borrower	Loan Number	Bank Order Number

Vendor	Vendor Order Number	Lender/Client
		Bank of Palm Coast

PRODUCT ELIGIBILITY

Does the subject property appear to be under construction?	Yes ☐	No ☒	Lot Size
Does the subject property appear to be for sale?	Yes ☐	No ☐	Zoning
Does the subject property have security bars on the windows or doors?	Yes ☐	No ☐	
Are there safety or habitability citations posted on the subject property?	Yes ☐	No ☐	
Is the subject property viewable from the street?	Yes ☐	No ☐	

Please complete the entire form, including the adverse condition sections, regardless of the product eligibility results above.

CONDITION

What is the overall condition of the subject property? Average or above average ☐ Below average ☐

If below average, please describe:

FACTOR TYPE

Negative External Factor: Environmental and/or neighborhood condition that potentially presents adverse noises, odors and/or views to the residents of the subject property.

Must be completed by the preparer of the report regardless of the product eligibility and/or condition sections above.

Was a potentially adverse view identified?	Yes ☐	No ☐
Was a potentially adverse noise identified?	Yes ☐	No ☐
Was a potentially adverse odor identified?	Yes ☐	No ☐

NEGATIVE EXTERNAL FACTOR DETAIL

Must be completed by the preparer of the report if "yes" was the answer to any of the questions in the Negative External Factor Type section.

Was a commercial and/or industrial property identified?	Yes ☐	No ☐
If yes, please describe:		
Were high density residential properties (example: apartment building) identified?	Yes ☐	No ☐
If yes, please describe:		
Were railroad tracks identified?	Yes ☐	No ☐
If yes, please describe:		
Was an airport identified?	Yes ☐	No ☐
If yes, please describe:		
Was a highway, freeway, high traffic area and/or busy road identified?	Yes ☐	No ☐
If yes, please describe:		
Were high tension wires identified?	Yes ☐	No ☐
If yes, please describe:		
Were other negative external factors identified?	Yes ☐	No ☐
If yes, please describe:		

SOW

The Scope of Work for this assignment requires the inspector to: (1) perform the assignment in accordance with engagement letter requirements and form instructions (2) complete a visual exterior inspection of the subject property (3) take required photographs (4) report the observed condition of the subject property and provide further description when below average (5) identify and describe any negative external factors (6) complete all required fields and addendums (7) sign and date the completed form.

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Disaster Condition Report

Client: Bank of Palm Coast

Order #: Order Number Order Date:

Loan #: Loan Number Inspection Date:

Borrower Name:

Subject Address:

County:

Subject Location: Property Type:

Able to View Property: ☐ No ☐ Front ☐ Back ☐ Side

Gated Community: ☐ No ☐ Yes

Is there any obvious damage visible from the street? ☒ No ☐ Yes

Property Condition: ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor

No. of Damaged Properties on Street: ☐ None ☐ 1-3 ☐ 4 or more

Appears Vacant: ☐ No ☐ Yes

Disaster Type: ☐ Earthquake ☐ Flood ☐ Fire ☐ Wind ☐ Landslide ☐ Hurricane ☐ Other

Inspection of the ☐ Interior Inspection ☐ Exterior Inspection

Condo/Co-Op Lobby: ☐ No Lobby

☐ Cannot acquire lobby photo _____

☐ The lobby is operational with no visible damage

☐ The lobby has some damage but still operates

Damage to Condo, Co-op, or PUD common elements? ☐ No ☐ Yes

Are there other units that have been damaged? ☒ No ☐ Yes

Subject Inspection

Evidence of Natural Disaster:	☐ No	☐ Yes		
Broken Doors/Windows:	☒ No	☐ Yes		
Reconstruction in Process:	☐ No	☐ <25%	☐ <50%	☐ >50%
Roof Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Structural Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Siding Missing/Damaged:	☐ No	☐ <25%	☐ <50%	☐ >50%
Wind Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Fire Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Flood/Water Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Garage:	☐ Attached	☐ Detached	☐ None	
Garage Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Outbuilding Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Site Improvement Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Evidence of Vandalism:	☐ No	☐ <25%	☐ <50%	☐ >50%
Pool Enclosure Damage:	☐ No	☐ <25%	☐ <50%	☐ >50%
Pool Damage Visible:	☐ No	☐ <25%	☐ <50%	☐ >50%

This inspection report is intended for use in a mortgage finance related transaction only. This report is not an estimate of value and is only meant to determine the existence and exterior condition of the subject property on the date and the time of the inspection. As no interior was performed, it is assumed that the interior condition is similar to the exterior condition of the subject property. 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 Valuation Solutions, LLC including its subsidiaries and affiliates ("ServiceLink"). Any other use of the report by any other party is prohibited. The product 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.

Preparer

Preparer's First Name: Realty/Company Name:

Preparer's Last Name: Broker's Name:

Preparer's Contact Phone: Broker's License Number:

Preparer's License Number: Signature:

Preparer's driving distance from subject in miles:

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SERVICELINK

PropertyConditionReport ™

File No. Glenn Test - SLBPO

Order Information

Client: Bank of Palm Coast | Order #: Order Number | Order Date:

Inspection Type: ☐ Exterior Only ☐ Interior/Exterior | Loan #: Loan Number | Inspection Date:

Borrower(s):

Subject Property Information

Address:

City: | State: | Zip:

APN: | Property Type:

Development Name: | Housing Type:

Current use of Property: | Subject Location:

Subject Photo

Property Condition

The Subject Property is in _____ Condition compared to the Neighborhood

The Subject Property is observed to be in _____ Condition.

Subject & Neighborhood Inspection

Able to View Property: ☐ Yes ☐ No

Occupancy: _____

Garbage on Property: ☐ Yes ☐ No

Deferred Maintenance: ☐ Yes ☐ No

Is there a "For Sale" Sign? ☐ Yes ☐ No

Conforms to Neighborhood: _____

Gated Community: ☐ Yes ☐ No

Condition of Exterior: _____

Garage Type: _____

Condition of Interior: _____

If Yes, is there an indication the property is Bank Owned? ☐ Yes ☐ No

If not, explain: _____

Number of Properties for Sale on Street: _____

Garage Condition Average or Above: ☐ Yes ☐ No ☐ N/A

Quality of Interior: _____

How does the subject's condition compare to the neighborhood? _____ If subject is Inferior to the neighborhood, explain: _____

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Client: Bank of Palm Coast | Order #: Order Number

Loan #: Loan Number | Order Date:

Borrower(s):

Address:

City: | State: | Zip:

Neighborhood Influences within 300'

Overhead Powerlines: ☐ Yes ☐ No

Boarded Up Homes: ☐ Yes ☐ No

Freeway / Highway: ☐ Yes ☐ No

Waste Management Facility: ☐ Yes ☐ No

Commercial or Industrial Uses: ☐ Yes ☐ No

Railroad Tracks: ☐ Yes ☐ No

Airport / Flight Path: ☐ Yes ☐ No

Subject Property Observations

Construction in Progress: ☐ Yes ☐ No

Broken Doors or Windows: ☐ Yes ☐ No

Roof Damage: ☐ Yes ☐ No

Siding Damaged or Missing: ☐ Yes ☐ No

Safety Concerns: ☐ Yes ☐ No

Property Maintenance: _____

Obvious Damage to the home: ☐ Yes ☐ No

Evidence of Flood / Water / Damage: _____

Evidence of Fire Damage: _____

Structural Damage: ☐ Yes ☐ No

Does the subject appear Occupied? ☐ Yes ☐ No

Does the subject appear to be Habitable? ☐ Yes ☐ No

Comments:

Disclaimer

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Preparer

Signature

Preparer's Name: | Realty/Company Name:

Preparer's Phone: | Broker's Name:

Preparer's License Number: | Broker's License Number:

Inspection Date:

Driving distance from subject in miles: _____ miles

Does the broker/agent have a financial interest in this transaction or in the property being inspected? ☐ Yes ☐ No

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