SERVICELINK

BPO

FNMA Loan #: 3

ORDER INFORMATION

Inspection Date: 4	Deal Name: 5	VMA Request ID: 6
Client: 7	BPO Vendor: 8	Vendor Tracking ID: 9
Agent Name: 10	Brokerage: 11	Agent Phone: 12

SUBJECT PROPERTY

Address: 13	Unit: 14	City: 15	ST: 16	Zip: 17
Assessor's Parcel #: 18	Subdivision Name: 19			
Occupant: 20	Property Type: 21	Inspection Type: 22		
Manufactured House VIN/HUD Plate #(s): 23	Condo/HOA: $ 24	Per 25		
How was Occupancy determined? 26				
Legal Description: 27				
Is the subject property currently offered for sale or recently sold? 28				

Original Listing Price: 29	Sale Type: 30	Date: 31	Total DOM: 32
Current Listing Price: 33	Sale Type: 34	Date: 35	Current DOM: 36
Sales Price: 37	Sale Type: 38	Date: 39	Total DOM: 40

Comments: 41

NEIGHBORHOOD

Typical Marketing Time: 42	Property Prices (range): $ 43 to $ 44
Estimated percentage of owners vs. tenants in neighborhood: Owner 45 %	Tenant 46 %
Number of Comparable Properties in the Subject Property's neighborhood currently on the market: 47	Price Range: $ 48 to $ 49
Number of Comparable Properties in the Subject Property's neighborhood during the past 12 mos: 50	Price Range: $ 51 to $ 52
Search Criteria: 53	
Appropriately priced properties typically sell at what percentage of the listing price? 54 %	
Discuss neighborhood market trends and condition including supply and demand, the prevalence of REO properties and seller concessions. 55	

SITE

Zoning Classification: 56	Zoning Compliance: 57
Site Size: 58	Site View: 59

CONDO

Year Built: 60	Number of Units: 61	Est. Number Rented: 62	Number For Sale: 63
HOA Status: 64	Converted (Y/N): 65	Project Maintenance: 66	
Subject Floor Location: 67		Project Total Number of Floors: 68	

CONDITION

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): 69

ESTIMATE OF REPAIRS

Itemize ALL repairs needed to bring property to average marketable condition for the neighborhood. Note those repairs that require immediate attention.

INTERIOR			EXTERIOR		
	Item	Estimated Cost		Item	Estimated Cost
Requires Immediate Attention	70 71	72.00	Requires Immediate Attention	100 101	102.00
	73 74	75.00		103 104	105.00
	76 77	78.00		106 107	108.00
	79 80	81.00		109 110	111.00
	82 83	84.00		112 113	114.00
	85 86	87.00		115 116	117.00
	88 89	90.00		118 119	120.00
	91 92	93.00		121 122	123.00
	94 95	96.00		124 125	126.00
	97 98	99.00		127 128	129.00

Total Cost of Estimated Repairs: $ 130

STATE SPECIFIC DISCLAIMER

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COMPARABLE PROPERTIES - SALES & LISTINGS

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3	LISTING 1	LISTING 2	LISTING 3
Address	132 133	184 185	238 239	292 293	346 347	398 399	450 451
Proximity to Subject (Miles)		186	240	294	348	400	452
Current or Final List Price	$ 134	$ 187	$ 241	$ 295	$ 349	$ 401	$ 453
Sale Price		$ 188	$ 242	$ 296			
Sale Price / Gross Liv. Area		$ 189.00 sq.ft.	$ 243.00 sq.ft.	$ 297.00 sq.ft.			
DOM / CDOM	DOM: 135 CDOM: 136	DOM: 190 CDOM: 191	DOM: 244 CDOM: 245	DOM: 298 CDOM: 299	DOM: 350 CDOM: 351	DOM: 402 CDOM: 403	DOM: 454 CDOM: 455
Data Source(s)	137	192	246	300	352	404	456
Rent (if applicable)	138	193	247	301	353	405	457
Financing Concessions		194	248	302	354	406	458
Date of Sale / Time	139	195	249	303	355	407	459
Sale Type	140	196	250	304	356	408	460
Location	141	197	251	305	357	409	461
Leasehold / Fee Simple	142	198	252	306	358	410	462
Common Elements and	143	199	253	307	359	411	463
Rec. Facilities	144	200	254	308	360	412	464
Site Size	145	201	255	309	361	413	465
Site View	146	202	256	310	362	414	466
Design	147	203	257	311	363	415	467
Quality of Construction	148	204	258	312	364	416	468
Property Type	149	205	259	313	365	417	469
Floor Location	150	206	260	314	366	418	470
Project Floors	151	207	261	315	367	419	471
Number of Levels	152	208	262	316	368	420	472
# of Units	153	209	263	317	369	421	473
# of Stories	154	210	264	318	370	422	474
Year Built	155	211	265	319	371	423	475
Condition	156	212	266	320	372	424	476

Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Unit #1	15	158	159	213	214	215	267	268	269	321	322	323	373	374	375	425	426	427	477	478	479
Unit #2	16	161	162	216	217	218	270	271	272	324	325	326	376	377	378	428	429	430	480	481	482
Unit #3	16	164	165	219	220	221	273	274	275	327	328	329	379	380	381	431	432	433	483	484	485
Unit #4	16	167	168	222	223	224	276	277	278	330	331	332	382	383	384	434	435	436	486	487	488

Gross Living Area	169 sq.ft.	225 sq.ft.	279 sq.ft.	333 sq.ft.	385 sq.ft.	437 sq.ft.	489 sq.ft.
Basement & Finished	170	226	280	334	386	438	490
Rooms Below Grade	171	227	281	335	387	439	491
Heating / Cooling	172 173	228 229	282 283	336 337	388 389	440 441	492 493
	174	230	284	338	390	442	494
Garage / Carport / Other	175	231	285	339	391	443	495
Porch / Patio / Deck	176 / 177 / 178	232 / 233 / 234	286 / 287 / 288	340 / 341 / 342	392 / 393 / 394	444 / 445 / 446	496 / 497 / 498
Pool	179	235	289	343	395	447	499
180	181	236	290	344	396	448	500
182	183	237	291	345	397	449	501

Source(s) Used for Physical Characteristics of Subject Property: 502

COMMENTS ON COMPARABLE PROPERTIES

Sale 1: 503

Sale 2: 504

Sale 3: 505

Listing 1: 506

Listing 2: 507

Listing 3: 508

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MARKETING STRATEGY

BROKER	As-Is Price	As-Repaired Price	Estimated Repairs
Estimate of Value:	$509	$510	$511

Estimated Marketing Time: 512

Price Conclusion Summary: 513

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CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally completed the inspection, took the pictures, selected comparables, and determined the price conclusion.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.

SIGNATURE

Brittany Byrum

Signature: _____

Name: 10

Company Name: 516

Company Address: 517

Telephone Number: 12

Email Address: 518

Date of Report: 519

Real Estate Broker or Salesperson License Number:

License #: 520

State: 521

Expiration Date of License: 522

ADDRESS OF PROPERTY:

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