ServiceLink

BANK OF AMERICA

Residential Property BPO (Walk in) | State Specific Language | Order # SLBOABPOWI_23

State Specific Language #1 - One two three four five six seven eight nine ten.

## Order Information

Lender/Client Reference #: Reference #123
Order #: SLBOABPOWI_23

Assignment Type: ☐ Purchase ☐ Servicing ☐ Home Equity Loan ☒ Other Other 123

Owner: Jo Owner
Lender/Client: Client Name
Lender/Client Address: Client Street Address
Client Street Address 2
Client City FL 3216 4

## Subject Property Analysis

Property Address: 123 Property Street Unit # 1A City Palm Coast State FL Zip 32164

County: Flagler xxxxxxxxxxx Type: ☐ SFR ☐ Coop ☐ PUD ☐ Multi Unit/# of Units 99 ☐ Mfg ☐ Vacant Land ☐ Other

Occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☒ Condo ☐ Attached ☒ Detached Project # of Units: 4 Dues Per Mo. $ 100

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

Original List Date: 01/2023 Original List Price $ 120,000 Current/Last List Price $ 100,000 Total Days on the Market 99

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

Subject Property Analysis: Comments / Exception / Condition - One two three four five six seven eight nine ten.

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

Estimate of repairs needed for subject property.

| Interior | | Exterior: | |
|---|---|---|---|
| Painting | $ 100 | Painting | $ 800 |
| Structural | $ 200 | Structural | $ 900 |
| Appliances | $ 300 | Landscaping | $ 1,000 |
| Utilities | $ 400 | Roof | $ 11,000 |
| Carpet/Floors | $ 500 | Windows | $ 12,000 |
| Other | $ 600 | Other | $ 13,000 |
| Cleaning/Trash Removal | $ 700 | Do you recommend repairs? | ☐ Yes ☒ No |

Estimated Total Repair Costs: $ 9,999

Overall Condition: ☐ Good ☐ Average ☐ Fair ☒ Poor

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

Comments/Exception:

Repairs and Improvements Comments - One two three four five six seven eight nine ten.

## Neighborhood Analysis

Location: ☐ Urban ☐ Suburban ☒ Rural
Similarity of Properties: ☐ Very Similar ☐ Somewhat Similar ☒ Not Similar
Built Out: ☐ Under 25% ☐ 25-75% ☒ Over 75%

Price Range: $ 50,000 to $ 200,000
Price Trending: ☐ Increasing ☐ Stable ☒ Declining
By 0.1% % over last 6 ☐ YR ☒ MO
Source: Trash Can

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

Neighborhood Analysis Comments - One two three four five six seven eight nine ten.

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| Comparable Sales (List in order of comparability) | | | | |
|---|---|---|---|---|
| Feature | Subject | Comp 1 | Comp 2 | Comp 3 |
| Address (include unit #, if applicable) | sub1<br>sub2<br>sub3<br>sub4 | comp1-1<br>comp1-2<br>comp1-3<br>comp1-4 | comp2-1<br>comp2-2<br>comp2-3<br>comp2-4 | comp3-1<br>comp3-2<br>comp3-3<br>comp3-4 |
| Project Size (if applicable) | sub5 | comp1-5 | comp2-5 | comp3-5 |
| Data Source | sub6 | comp1-6 | comp2-6 | comp3-6 |
| Proximity to Subject (miles) | | comp1-7 | comp2-7 | comp3-7 |
| Sale Price | sub8 | comp1-8 | comp2-8 | comp3-8 |
| REO/Short Sale: (yes or no) | sub9 | comp1-9 | comp2-9 | comp3-9 |
| Date of Sale | sub10 | comp1-10 | comp2-10 | comp3-10 |
| Total Days on the market | sub11 | comp1-11 | comp2-11 | comp3-11 |
| Property Type | sub12 | comp1-12 | comp2-12 | comp3-12 |
| Leasehold/Fee Simple | sub13 | comp1-13 | comp2-13 | comp3-13 |
| Lot Size (acres) | sub14 | comp1-14 | comp2-14 | comp3-14 |
| Exterior Construction/Finish | sub15 | comp1-15 | comp2-15 | comp3-15 |
| Year Built (YYYY) | sub16 | comp1-16 | comp2-16 | comp3-16 |
| Condition | sub17 | comp1-17 | comp2-17 | comp3-17 |
| Gross Living Area (SF) | sub18 | comp1-18 | comp2-18 | comp3-18 |
| Bedrooms/Bath | sub19 sub20 | comp1-19 comp1-20 | comp2-19 comp2-20 | comp3-19 comp3-20 |
| Basement | sub21 | comp1-21 | comp2-21 | comp3-21 |
| Garage | sub22 | comp1-22 | comp2-22 | comp3-22 |
| Other Amenities | sub23 | comp1-23 | comp2-23 | comp3-23 |
| Other sales other | sub24 | comp1-24 | comp2-24 | comp3-24 |
| Currently for Sale? | sub25 | comp1-25 | comp2-25 | comp3-25 |

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

Subject Comments - one two three four five six seven eight nine ten.

Sales Comparable 1:

Sales Comparable 1 Comments - one two three four five six seven eight nine ten.

Sales Comparable 2:

Sales Comparable 2 - one two three four five six seven eight nine ten.

Sales Comparable 3:

Sales Comparable 3 - one two three four five six seven eight nine ten.

| Comparable Listings (List in order of comparability) | | | | |
|---|---|---|---|---|
| Feature | Subject | Comp 1 | Comp 2 | Comp 3 |
| Address (include unit #, if applicable) | lsub-1<br>lsub-2<br>lsub-3<br>lsub-4 | list1-1<br>list1-2<br>list1-3<br>list1-4 | list2-1<br>list2-2<br>list2-3<br>list2-4 | list3-1<br>list3-2<br>list3-3<br>list3-4 |
| Project Size (if applicable) | lsub-5 | list1-5 | list2-5 | list3-5 |
| Data Source | lsub-6 | list1-6 | list2-6 | list3-6 |
| Proximity to Subject (miles) | | list1-7 | list2-7 | list3-7 |
| List Price | lsub-8 | list1-8 | list2-8 | list3-8 |
| REO/Short Sale: (yes or no) | lsub-9 | list1-9 | list2-9 | list3-9 |
| List Date | lsub-10 | list1-10 | list2-10 | list3-10 |
| Total Days on the market | lsub-11 | list1-11 | list2-11 | list3-11 |
| Property Type | lsub-12 | list1-12 | list2-12 | list3-12 |
| Leasehold/Fee Simple | lsub-13 | list1-13 | list2-13 | list3-13 |
| Lot Size (acres) | lsub-14 | list1-14 | list2-14 | list3-14 |
| Exterior Construction/Finish | lsub-15 | list1-15 | list2-15 | list3-15 |
| Year Built (YYYY) | lsub-16 | list1-16 | list2-16 | list3-16 |
| Condition | lsub-17 | list1-17 | list2-17 | list3-17 |
| Gross Living Area (SF) | lsub-18 | list1-18 | list2-18 | list3-18 |
| Bedrooms/Bath | lsub-19 lsub-20 | list1-19 list1-20 | list2-19 list2-20 | list3-19 list3-20 |
| Basement | lsub-21 | list1-21 | list2-21 | list3-21 |
| Garage | lsub-22 | list1-22 | list2-22 | list3-22 |
| Other Amenities | lsub-23 | list1-23 | list2-23 | list3-23 |
| Other list other | lsub--24 | list1-24 | list2-24 | list3-24 |

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 1 - one two three four five six seven eight nine ten.

Listing Comparable 2:

Listing Comparable 2 - one two three four five six seven eight nine ten.

Listing Comparable 3:

Listing Comparable 3 - - one two three four five six seven eight nine ten.

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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:

Price Opinion Analysis / Conclusions - one two three four five six seven eight nine ten.

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

As is price opinion based on normal marketing time: $ As-Is Price

As repaired price opinion based on normal marketing time: $ As-Rep Price

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

Other (as requested by client): $ As-Other Price As-Other description (if applicable)

## State Specific Language

State Specific Language #2 - one two three four five six seven eight nine ten.

## Signatures

| | | | |
|---|---|---|---|
| BPO Provider Signature: | Brittany Byrum | Managing/Principle Broker Signature: | Brittany Byrum |
| Date Signed: | Agent Signed Date | Date Signed: | Broker Signed Date |
| BPO Provider Name: | Agent Name | Managing/Principle Broker Name: | Broker Name |
| BPO Provider Company: | Agent Company | Managing/Principle Broker Company: | Broker Company |
| BPO Provider Address: | Agent Street Address | Managing/Principle Broker Address: | Broker Street Address |
| | Agent City AS AgentZip | | Broker City BS BrokerZip |
| Phone Number: | Agent Phone | Phone Number: | Broker Phone |
| Email Address: | Agent Email | Email Address: | Broker Email |
| BPO Provider License #: | Agent License #123 | Managing/Principle Broker License #: | Broker License #999 |
| License State: | Agent License State | License State: | Broker License State |

The Report includes the following exhibits:

- [A] Subject Photos
- [B] Comparable Photos
- [C] Listing Photos
- [D] 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 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 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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# ADDENDUM

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |

**Comments/Exception/Condition**
One two three four five six seven eight nine ten.

**Comments/Exception**
One two three four five six seven eight nine ten.

**Neighborhood Comments**
One two three four five six seven eight nine ten.

**Comparable Comments**
One two three four five six seven eight nine ten.

**Comparable Comments**
One two three four five six seven eight nine ten.

**Comparable Comments**
One two three four five six seven eight nine ten.

**Comparable Comments**
One two three four five six seven eight nine ten.

**Listing Comments**
One two three four five six seven eight nine ten.

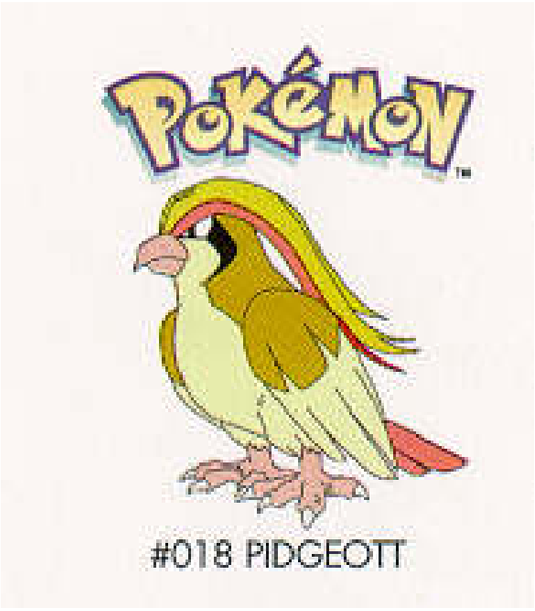
**Listing Comments**
One two three four five six seven eight nine ten.

**Listing Comments**
One two three four five six seven eight nine ten.

**Price Opinion Analysis**
One two three four five six seven eight nine ten.

SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |




FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $




REAR VIEW OF
SUBJECT PROPERTY




STREET SCENE

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |




## COMPARABLE SALE #1

comp1-1

Sale Date: comp1-10
Sale Price: $ comp1-8




## COMPARABLE SALE #2

comp2-1

Sale Date: comp2-10
Sale Price: $ comp2-8



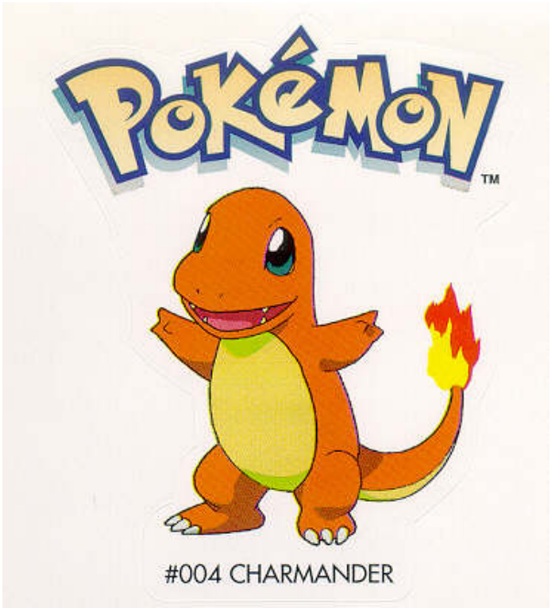

## COMPARABLE SALE #3

comp3-1

Sale Date: comp3-10
Sale Price: $ comp3-8

COMPETING LISTING PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |




COMPETING LISTING #1

list1-1

Listing Price: $ list1-8
Days-On-Market: list1-11




COMPETING LISTING #2

list2-1

Listing Price: $ list2-8
Days-On-Market: list2-11



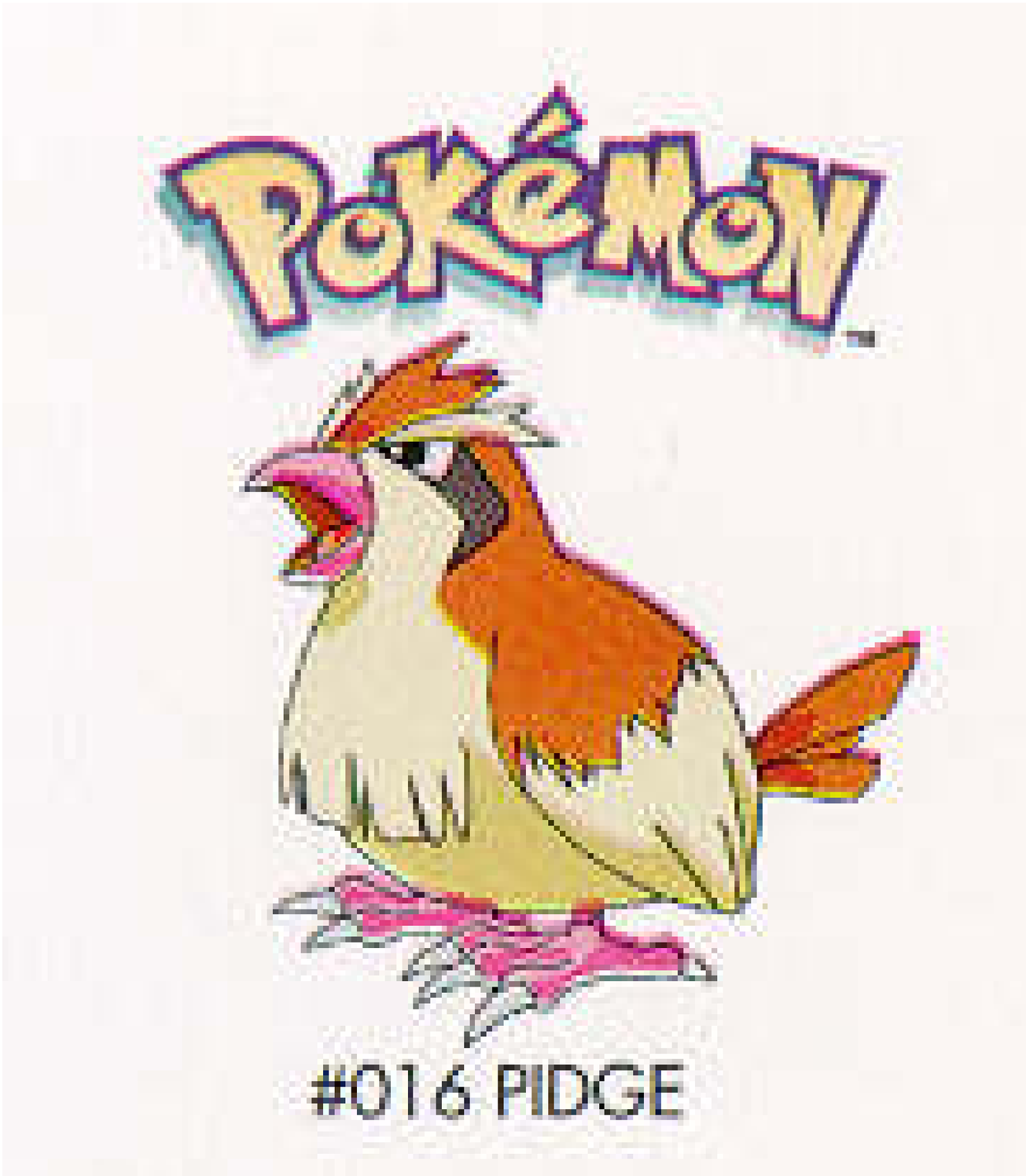

COMPETING LISTING #3

list3-1

Listing Price: $ list3-8
Days-On-Market: list3-11

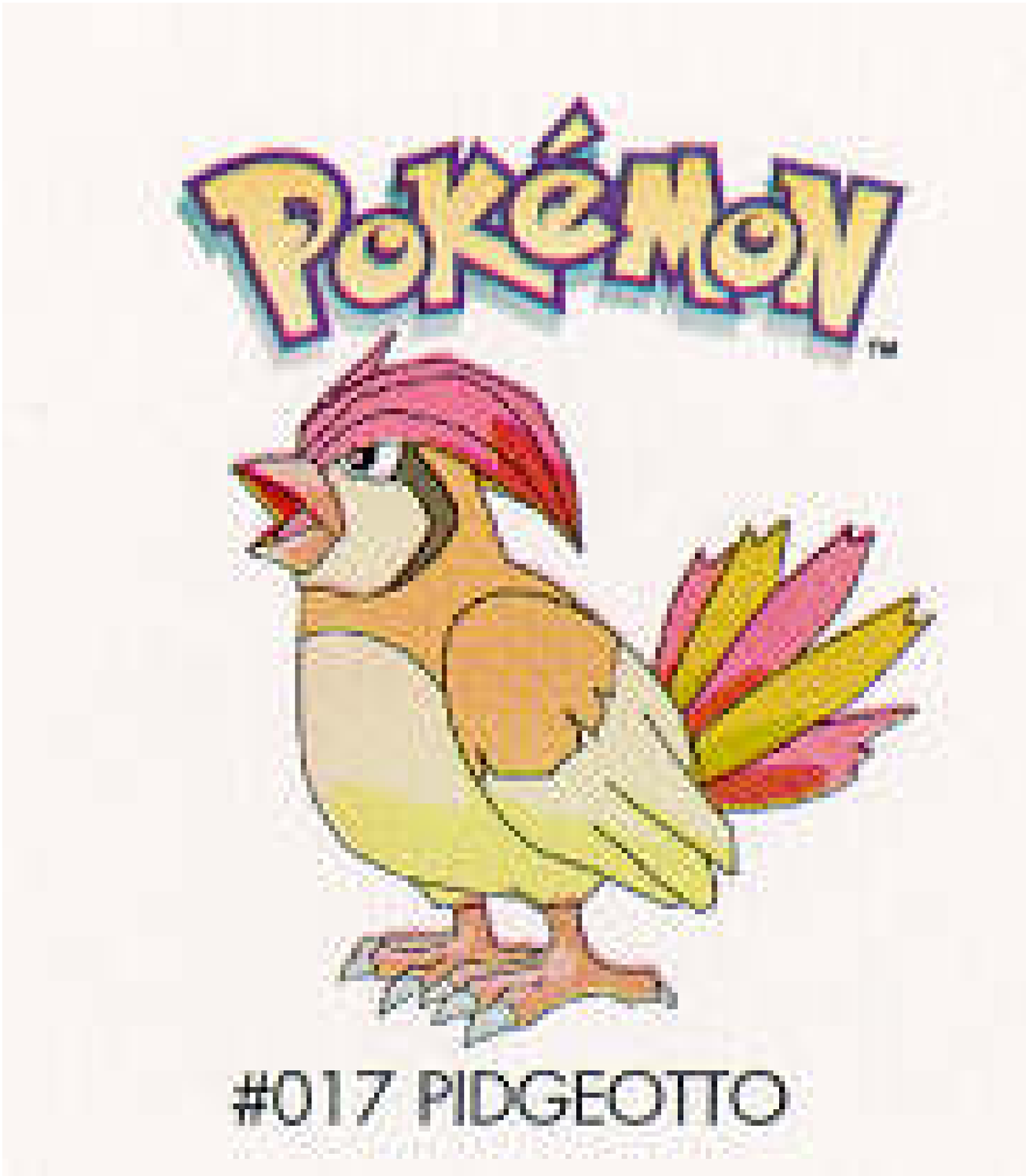
LOCATION MAP

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |



PLAT MAP

| | | |
|---|---|---|
| Borrower: | | File No.: |
| Property Address: 123 Property Street | | Case No.: |
| City: Palm Coast | State: FL | Zip: 32164 |
| Lender: Client Name | | |

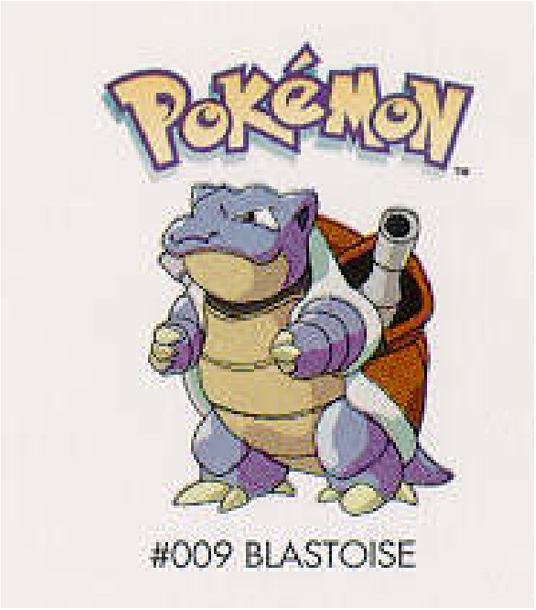


| | | | |
|---|---|---|---|
| Borrower: | | File No.: | |
| Property Address: 123 Property Street | | Case No.: | |
| City: Palm Coast | State: FL | Zip: 32164 | |
| Lender: Client Name | | | |

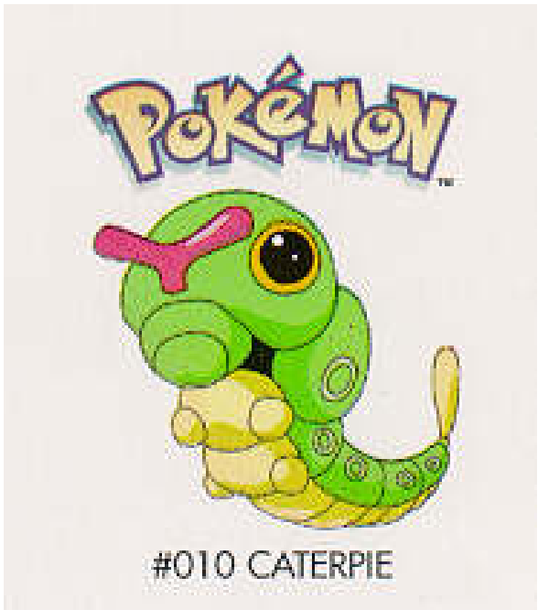


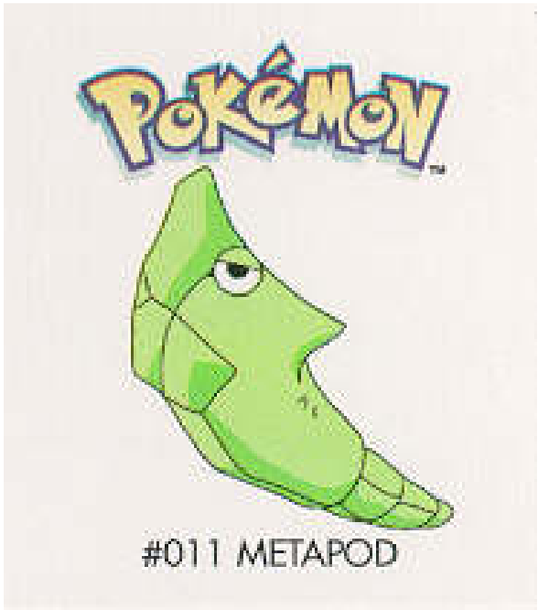






| | | | |
|---|---|---|---|
| Borrower: | | File No.: | |
| Property Address: 123 Property Street | | Case No.: | |
| City: Palm Coast | State: FL | Zip: 32164 | |
| Lender: Client Name | | | |






| | | | |
|---|---|---|---|
| Borrower: | | File No.: | |
| Property Address: 123 Property Street | | Case No.: | |
| City: Palm Coast | State: FL | Zip: 32164 | |
| Lender: Client Name | | | |

