



RESIDENTIAL BROKER PRICE OPINION

File #

Loan #:Relationship #:REO #:This BPO is theInterior2nd OpinionUpdatedExteriorDATE:Property Address:City:State:Zip:County:Subject Parcel #:Borrower's Name:

I. GENERAL MARKET CONDITIONS

Current market condition:IncreasingStableDecliningEmployment conditions:IncreasingStableDecliningMarket price of this type property has:Decreased%in past monthsIncreased%in past monthsRemained StableEstimated percentages of owner vs. tenants in neighborhood:% Owner occupant% TenantThere is aNormal SupplyOversupplyShortage of comparable listings in the neighborhoodApproximate number of comparable units for sale in neighborhood:No. of competing listings in neighborhood that are REO or Corporate owned:No. of boarded or blocked-up homes:

II. SUBJECT MARKETABILITY

Neighborhood Boundaries definedRange of sales in the neighborhood is \$to \$Total # of PropertiesRange of listings in the neighborhood is \$to \$Total # of PropertiesThe subject is anOver improvementUnder improvementAppropriate improvement for the neighborhoodNormal marketing time in the area is: days.Are all types of financing available for the property?YesNoIf no, explainHas the property been on the market in the last 12 months?YesNoIf yes, \$list price (include MLS printout)Is the subject currently listed for sale:YesNoCurrent list price: \$Listing Date:If listed, provide the brokers name:Firm:Phone #Subjects total DOM for the past year:Starting Listing Price: \$First price reduction: DOMPrice: \$Second price reduction: DOMPrice: \$Third price reduction: DOMPrice: \$To the best of your knowledge, why did it not sell?Subjects Last Sale Price: \$Sales Date:Additional Prior Sale Price within past 24 months: \$Sales Date:Unit Type:Single family detachedCondoCo-opUnits #Single family attachedTownhouseModularMobile homeIf condo or other association exists: Fee \$MonthlyAnnuallyCurrent?YesNoFee delinquent? \$The fee includes:InsuranceLandscapePoolTennisOtherAssociation Contact:Name:Phone #Project Name:Total Number of units:Legal actionYesNo

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address												
Unit #												
Proximity to Subject												
Sale Price	\$			\$			\$			\$		
Price / Gross Living Area	\$		sq.ft.	\$		sq.ft.	\$		sq.ft.	\$		sq.ft.
List Price at Sale												
# of Price Reductions												
Sale Type (Reo/Short Sale/ Fordl)												
Sale Date & Days on Market												
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing Concessions												
Location (city/rural)												
Leasehold/Fee Simple												
Lot Size												
# of units												
View												
Appeal & Quality												
Year Built												
Condition												
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count												
Gross Living Area	sq.ft.			sq.ft.			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade												
Heating / Cooling												
Garage / Carport												
Porch/Patio/Deck												
Fireplaces												
Fence, Pool, etc												
Other / Functional Utility												
Net Adj. (Total)				☐ + ☐ -			☐ + ☐ -			☐ + ☐ -		
Adjusted Sale Price of Comparables						\$			\$			\$

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IV. CURRENT OCCUPANCY STATUS

Occupancy Status:OwnerVacantTenantOther

Ownership Status:Main residenceRented

V. MARKETING OCCUPANCY STRATEGY

Occupancy Status:OwnerVacantTenantOther

Estimated Rent: \$ per month

As-isMinimal Lender Required RepairsRepaired

Most Likely Buyer:Owner occupantInvestor

VI. REPAIRS

Itemize ALL repairs needed to bring property from its present "as-is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

GRAND TOTAL FOR ALL REPAIRS \$

VII. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address										
Unit #										
Proximity to Subject										
List Price	\$		\$		\$		\$			
Price / Gross Living Area	\$ sq.ft.	\$ sq.ft.		\$ sq.ft.		\$ sq.ft.				
Original List Price										
# of Price Reductions										
Verification Sources										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment			
Sale or Financing										
Concessions										
Days on Market										
Location (city/rural)										
Leasehold/Fee Simple										
Lot Size										
View										
Appeal & Quality										
Year Built										
Condition										
Above Grade	TotalBdrms.Baths	TotalBdrms.Baths		TotalBdrms.Baths		TotalBdrms.Baths				
Room Count										
Gross Living Area	sq.ft.	sq.ft.		sq.ft.		sq.ft.				
Basement & Finished										
Rooms Below Grade										
Heating / Cooling										
Garage / Carport										
Porch/Patio/Deck										
Fireplaces										
Fence, Pool, etc										
Other / Functional Utility										
Net Adj.(Total)		+ -	\$	+ -	\$	+ -	\$			
Adjusted Sale Price of Comparables			\$		\$		\$			

VIII. THE MARKET VALUE

(The value must fall within the indicated value of the Competitive Closed Sales).

Market Value

Suggested List Price

AS IS 90 to 120 day value\$ \$

REPAIRED 90 to 120 day value\$ \$

Quick sale value\$ \$

Land Value\$

Last Sale of Subject, Price \$ Date

IX. COMMENTS

(Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Signature

Date:

I agree that by typing my name as my electronic signature on this BPO form, I acknowledge that all the information provided by me in this form is true and correct.

Firm Name:Completed By:

Phone No.:Fax No.:

Email Address:Broker / Agent Lic #:

Broker distance to subject Property:Years of Experience:

BPO CHASE 12/09

BPO ADDENDUM

Property Address:

Additional comments to support value:

(Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.

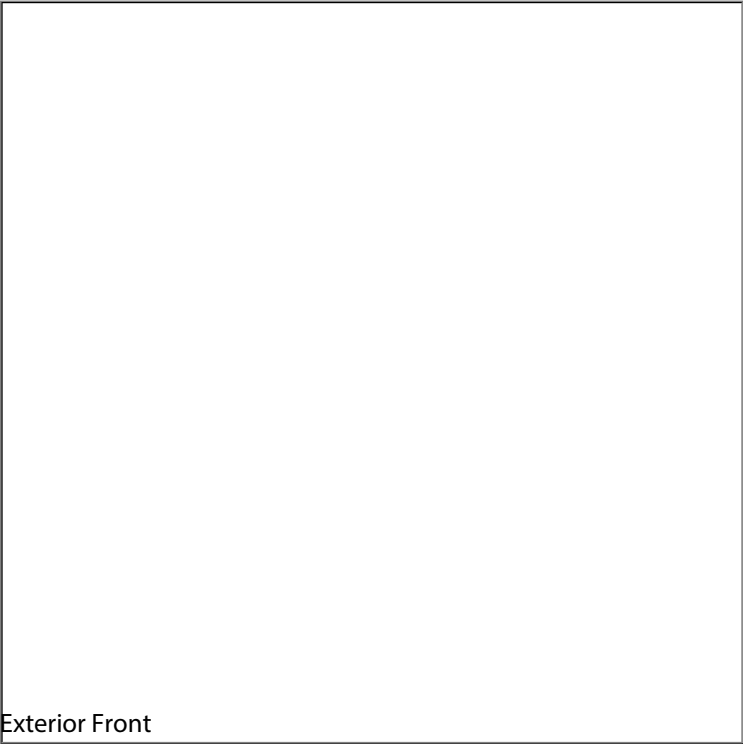
Photo Addendum 1

Click within photo boxes to insert photos

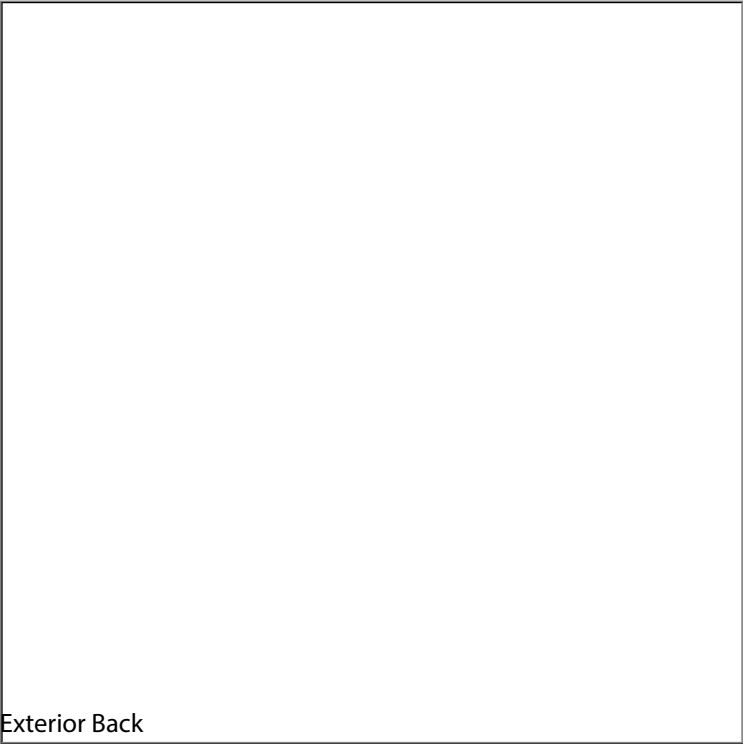
REO No.

Agent

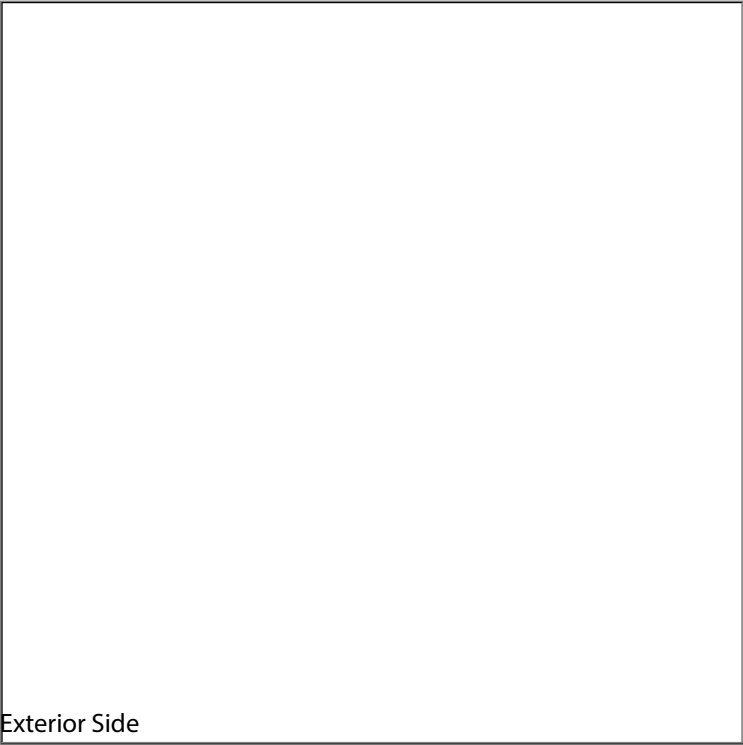
Address



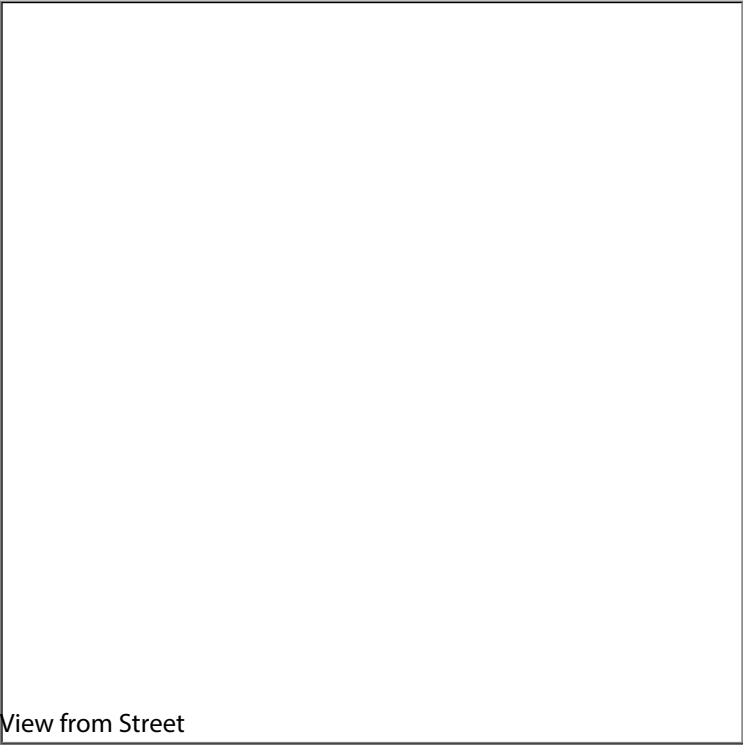
Exterior Front



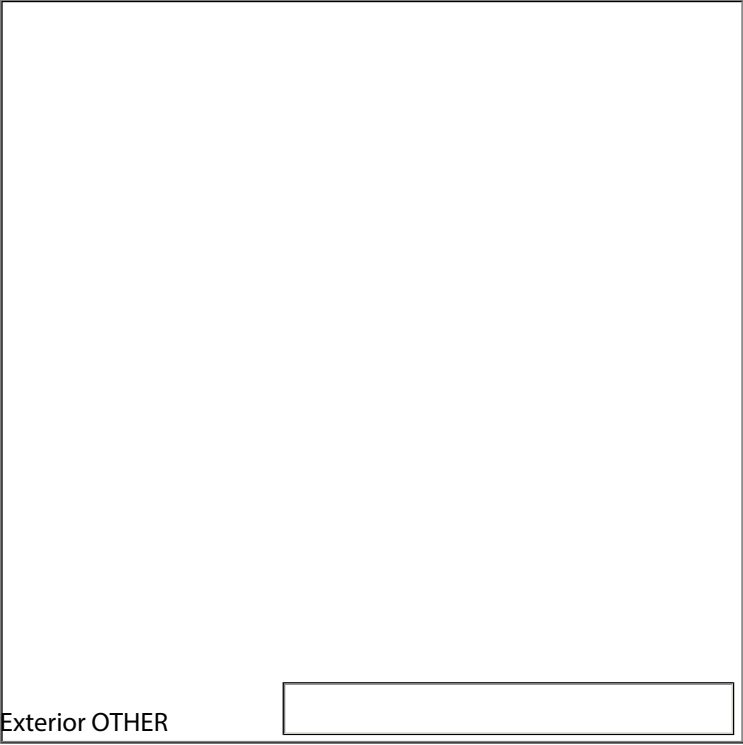
Exterior Back



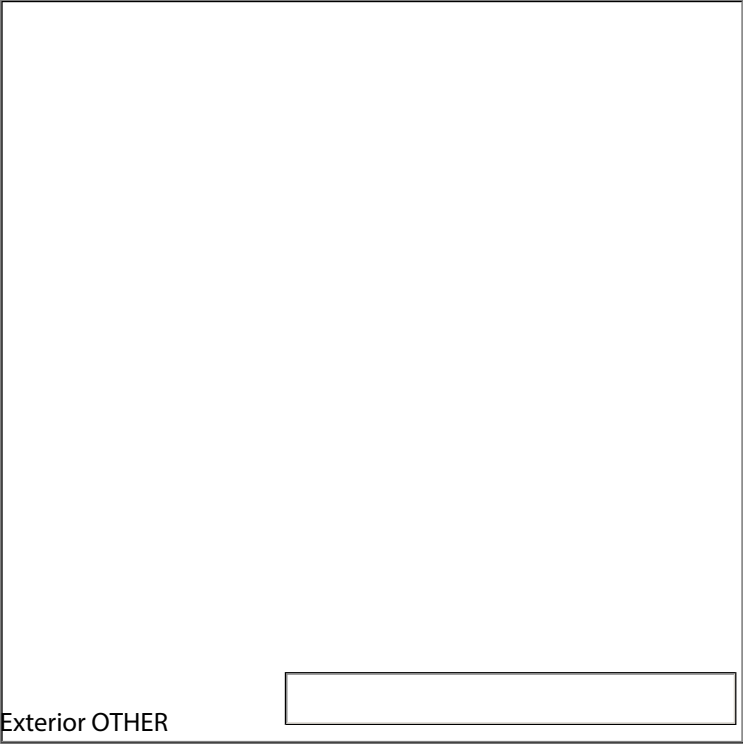
Exterior Side



View from Street



Exterior OTHER



Exterior OTHER

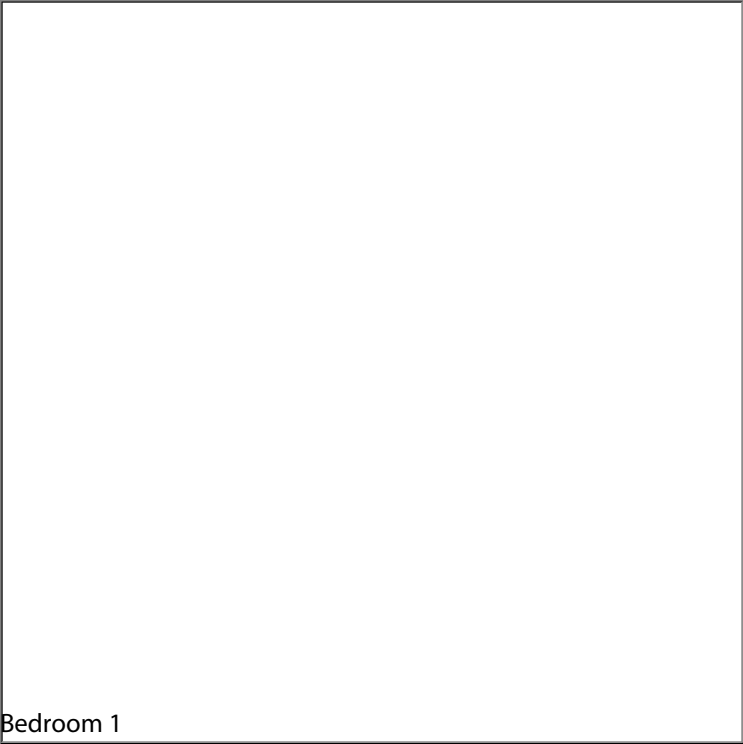
Photo Addendum

Click within photo boxes to insert photos

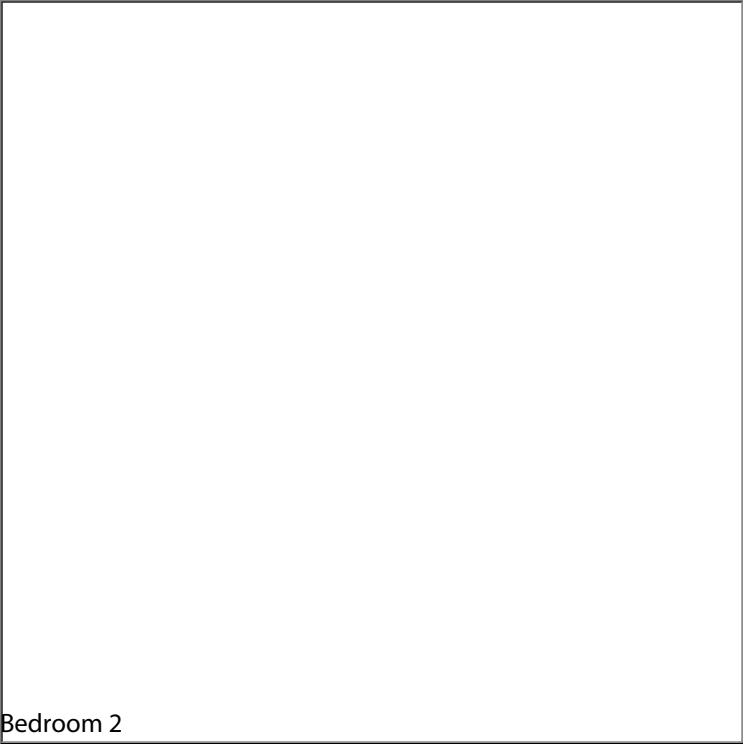
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Agent

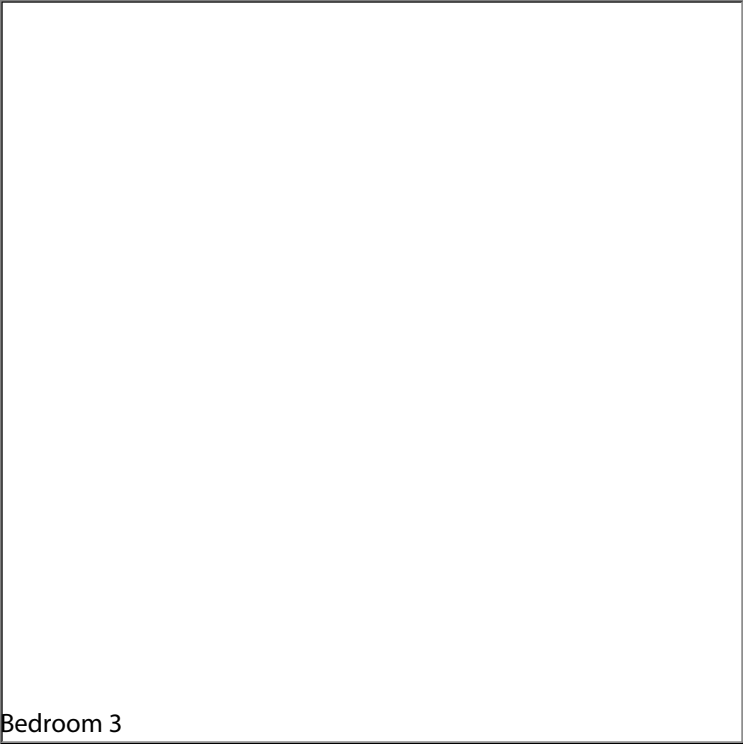
Address



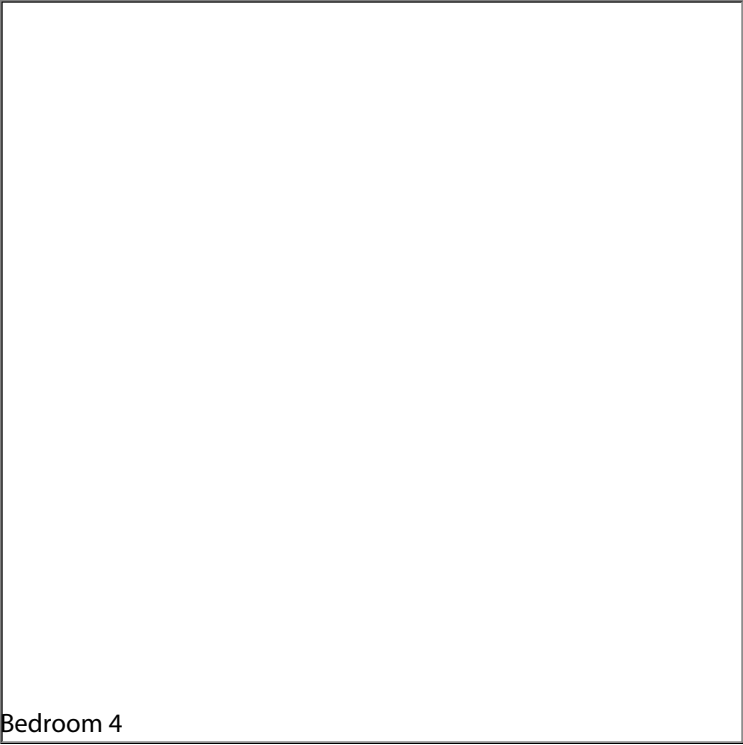
Bedroom 1



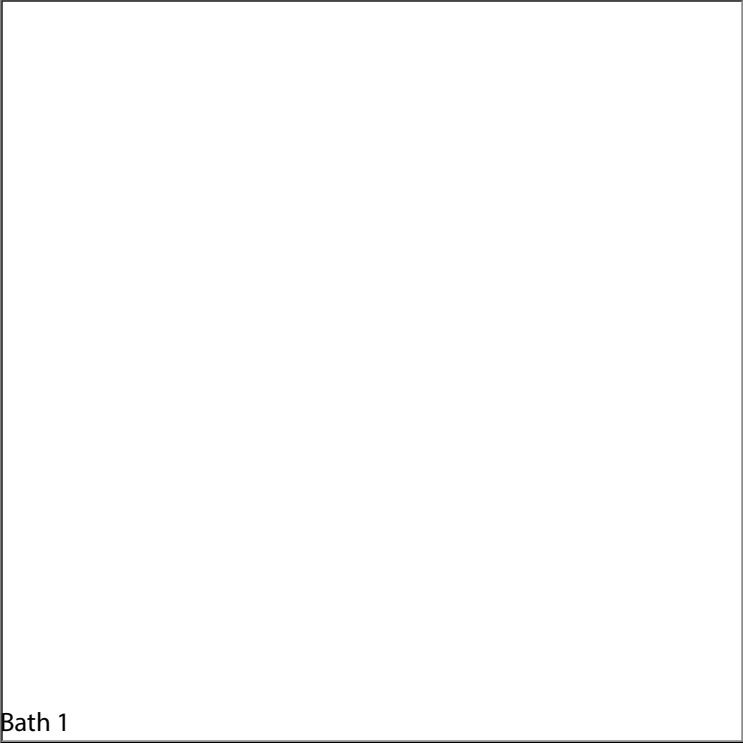
Bedroom 2



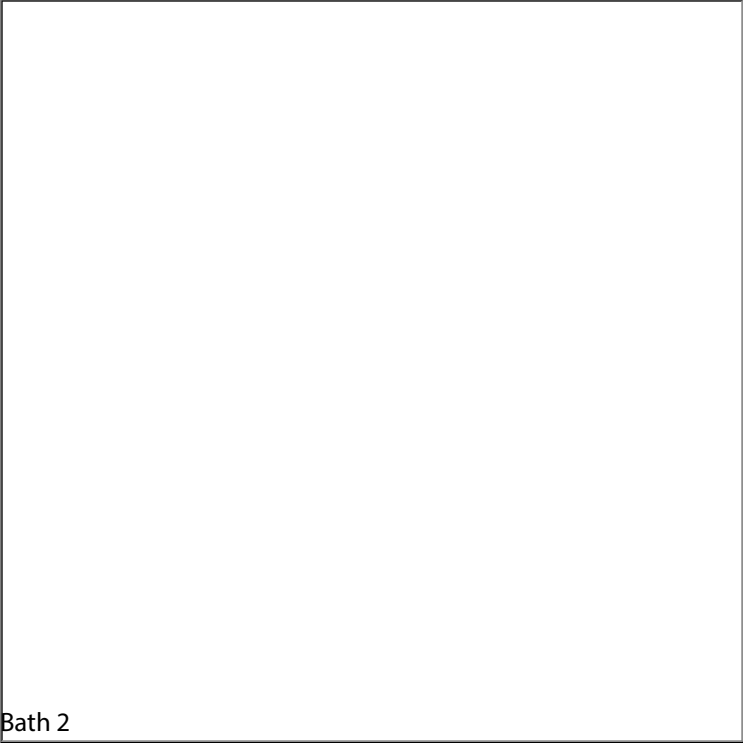
Bedroom 3



Bedroom 4



Bath 1



Bath 2

Photo Addendum

Click within photo boxes to insert photos

REO No.

Agent

Address

Utility

Kitchen

Family Room

Living Room

LISTING COMP 1

LISTING COMP 2

Photo Addendum

Click within photo boxes to insert photos

REO No.

Agent

Address

LISTING COMP 3

SALES COMP 1

SALES COMP 2

SALES COMP 3

Description

Description

Photo Addendum

Click within photo boxes to insert photos

REO No.

Agent

Address

Description:

Description

Description

Description

Description

Description