

**BROKER'S PRICE OPINION**

Freddie Mac Loan # \_\_\_\_\_  
 Servicer Loan # \_\_\_\_\_

Exterior /Curb Side  Inspection Date \_\_\_\_\_  
 Interior

Interior Access Denied  Reason \_\_\_\_\_

BPO # \_\_\_\_\_

BPO Firm Name	Broker	Phone
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**SUBJECT PROPERTY DESCRIPTION**

Property Address			Unit #
City	County	State	Zip
Is property currently listed for sale with a real estate firm? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Listing Broker, Salesperson or Firm		Phone
Property Type: <input type="checkbox"/> Townhouse <input type="checkbox"/> SFD <input type="checkbox"/> 2 Fam <input type="checkbox"/> 3 Fam <input type="checkbox"/> 4 Fam <input type="checkbox"/> Condo			Condo Fee \$
Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			

Estimate of repairs needed for subject property

<b>Interior:</b> Painting \$ _____ Structural \$ _____ Appliances \$ _____ Utilities \$ _____ Carpet/Floors \$ _____ Other \$ _____ Cleaning/Trash Removal \$ _____	<b>Exterior:</b> Painting \$ _____ Structural \$ _____ Landscaping \$ _____ Roof \$ _____ Windows \$ _____ Other \$ _____ Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No
Repairs Total: \$ _____	

Overall Property Condition:  Excellent  Good  Fair  Poor  
 Are there any items that require IMMEDIATE attention/action?  Yes  No  
 Title/Legal Issues?  Yes  No  
 Do any environmental issues affect the value of the property?  Yes  No  
 If yes to any of the above, please explain:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NEIGHBORHOOD**

Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant
Marketing Time: <input type="checkbox"/> < 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> > 6 Mos.	Vacancy Rate <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input type="checkbox"/> 10-20% <input type="checkbox"/> 20%+
No. of Active Listings in Neighborhood: _____	Price Range of Active Listings in Neighborhood: \$ _____ to \$ _____

COMMENTS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**VALUE ESTIMATION**

Probable Sale Price	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is			
As Repaired			

Property should be listed: As Is:  As Repaired:   
 Anticipated Seller-Paid Financing Costs: \$ \_\_\_\_\_

COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ATTACH INTERIOR AND EXTERIOR PHOTOGRAPHS OF SUBJECT PROPERTY**

PREPARED BY: \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_



## Adobe Acrobat Reader DC – A Versatile Tool

Adobe Acrobat Reader DC is a free versatile tool with lot of features. Additional features are available from Adobe by subscription.

Quick start hints:

- (1) After downloading and installing the software, open sampleform.pdf.
- (2) Right sidebar has all the available features. Find Fill&Sign to use.
- (3) Fill & Sign bar will appear on top.
- (4) Text, checkmarks, and signature can be added on the form.
- (5) JAb Text pointer automatically generates text field for filling.
- (6) Text, checkmark, signature - all can be resized right on the pointer.
- (7) Signature can be typed in, initialed, or image file.

Learning period is very short, usually 1/2 hour to 1 hour.

Best Regards, Sales Staff

Sales and Customer Service

Phone: (714) 283-2578

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