

REO Management Company, Inc
6 Huntington St
Huntington, CT 06484

BROKER'S PRICE OPINION

Borrower's Name: _____
Property Address: _____
Legal Description: _____
(include subdivision & county) _____

CERT # _____
LOAN # _____
REO # _____

Occupancy: Vacant Occupied Unknown Boarded Vandalized Winterized Special Taxes? _____
Is there a Home Owner's Association? Yes No Phone _____ If yes, Dues: Mo/Yr. _____ Assessments _____
Special Assessments _____

Is/Was the property currently/previously listed? Yes DOM _____ No If yes, list price: \$ _____
Agent _____ Phone _____
As-Is _____ Repaired _____

Suggested List Price: _____

Market Value: _____

SUBJECT PROPERTY: Suggest selling? As-Is Repaired Interior Inspected? Y/N _____

Description/Style	Condition	Sq. Ft.	# Rms	Bdrm	Baths	Garage	Yr. Built	Pool Y/N	Spa Y/N	Original List Price	Current List Price	P/SF

Comments: _____

COMPARABLE SALES: (Should be within the past 6 months and from the same subdivision if possible.)

Address	Cond.	Sq. Ft.	# Rms	Bdrm	Baths	Garage	Yr. Built	DOM	Fin.	Closing Date	Final List Price	Sale Price	P/SF

Comments: (Seller concessions and differences between subject and comparables affecting value. Include style.) _____ Distance from Subject _____

Comp. #1 _____

Comp. #2 _____

Comp. #3 _____

COMPETING LISTINGS: (Should be within the past 6 months and from the same subdivision if possible.)

Address	Cond.	Sq. Ft.	Total Rooms	Bdrms	Baths	Garage	Yr. Built	DOM	Fin.	Original List Price	Current List Price	P/SF

Comments: (Seller concessions and differences between subject and comparables affecting value. Include style.) _____ Distance from Subject _____

Comp. #1 _____

Comp. #2 _____

Comp. #3 _____

MARKETABILITY OF SUBJECT:

Comment on market conditions and situations which will affect the sale of the property (eg. economic conditions, employment stability, etc.): _____

Most likely type of buyer: As-Is Owner Occupant Investor Other Repaired Owner Occupant Investor Other

Potential Financing: Fannie Mae Cash Outside Lender FHA VA Contract for Deed

Recommended marketing strategy: _____

NEIGHBORHOOD DATA:

Area property values: Appreciating Stable Declining

Neighborhood: Boarded Homes? Yes No Functional and economic obsolescence? Yes No If yes, describe: _____

Number of Listings in Immediate Area: _____ Price Range: High _____ Low _____ Predominant Value _____

Average Marketing Time of Comparable Listings: _____ Comparable Sales: _____

Proximity to parks, schools, commercial development: _____

Comments on environmental/structural issues: _____

Suggested Inspections: _____

Is there new construction nearby? Yes No Price Range: \$ _____

REO or Corporate Owned competition: Yes No Price Range: \$ _____

Firm Name: _____ Broker/Agent Name: _____

Address: _____ Telephone number: _____

City, State, Zip: _____ Fax number: _____

Signature: _____ Commission: _____ Date: _____