

# MISC COMPETITIVE MARKET ANALYSIS FORM (FNMA)



This is a market analysis, not an appraisal, and was prepared by a licensed real estate broker of sales agent, not an appraiser. Please be aware that this CMA was not prepared in accordance with Uniform Standards of Professional Appraisal Practice.

Client Name: MGIC      Conformity To Neighborhood:  Excellent    Good    Fair    Poor  
 Inspection Type:    Accessed    Drive-by      Is Subject Property Vacant?:    Yes       No       Unknown  
 Case No:      Neighborhood:       Urban       Suburban       Rural  
 Borrower Name:      Is Subject Property Listed:       No       Yes (indicate List Price in Listing Comp grid for Subject\*)

Street Address:      City:      State:      Zip:  
**Market Data for Subject Property Type**      Monthly HOA Fees (if applicable):\$ \_\_\_\_\_

Subject Property Type:    Single Family    Condo    2 Family    Manufactured/Mobile    Land Only    Other \_\_\_\_\_  
 Market Conditions:    Excellent    Good       Slow       Depressed  
 Inventory:       Shortage       In Balance       Over Supply  
 Values Have:       Increased \_\_\_% over past 6 months    Decreased \_\_\_% over past 6 months    Remained Stable over past 6 months  
 Price Range of Active Listings in Neighborhood: FROM \$ \_\_\_\_\_ TO \$ \_\_\_\_\_

Please provide a description of the subject property, including any positive or negative features. Also describe the neighborhood and how the subject fits in. \_\_\_\_\_

ITEM	SUBJECT	SOLD COMP #1		SOLD COMP #2		SOLD COMP #3	
Address							
Distance From Subject							
List Price							
Sales Price							
Date of Sale							
ITEM	SUBJECT	DESCRIPTION	\$ ADJ.	DESCRIPTION	\$ ADJ.	DESCRIPTION	\$ ADJ.
Days On Market							
Time Adjustment							
Lot Size/View							
Location							
Age (In Years)							
Condition/Quality							
Above Grade Gross Square Footage							
Rooms/Beds/Baths	/ /	/ /		/ /		/ /	
Basement/Finished Area							
Heating/Air							
Garage, Carport, Etc.							
Amenities (Porch, Patio, Pool, Deck, Fence, Fireplace, etc.)							
Other							
Total Net Adjustments \$		\$		\$		\$	
Indicated Value of Subject (Comp SP-Net Adjustment)		\$		\$		\$	

### THREE CURRENT COMPARABLE LISTINGS

ADDRESS	DIST FROM SUBJ.	SQUARE FTG	ROOMS/BEDS/BATHS	AGE	PARKING TYPE	Days On Market*	LIST PRICE*
Subject Property			/ /				\$
			/ /				\$
			/ /				\$
			/ /				\$

Describe any value-related similarities and differences between the subject and each Listing comparable.

LISTING COMP #1: \_\_\_\_\_  
 LISTING COMP #2: \_\_\_\_\_  
 LISTING COMP #3: \_\_\_\_\_

Normal Market Time of Subject Property Type: \_\_\_\_\_ Months (no ranges please)

### Recommended Normal Market Time:

AS IS List Price: \$ \_\_\_\_\_  
 AS IS Sale Price: \$ \_\_\_\_\_

### Recommended Normal Market Time:

REPAIRED List Price: \$ \_\_\_\_\_  
 REPAIRED Sale Price: \$ \_\_\_\_\_

Completing Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_