

**Freddie  
Mac**

**BROKER'S PRICE OPINION**

Freddie Mac Loan #  
Servicer Loan #

Exterior /Curb Side   
Interior   
Interior Access Denied

Inspection Date

Reason

BPO #

BPO Firm Name		Broker		Phone	
<b>SUBJECT PROPERTY DESCRIPTION</b>					
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 <input type="checkbox"/> Mfg Home				Condo Fee \$	
Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant					
<b>Estimate of repairs needed for subject property</b>					
Interior:			Exterior:		
Painting		\$	Painting		\$
Structural		\$	Structural		\$
Appliances		\$	Landscaping		\$
Utilities		\$	Roof		\$
Carpet/Floors		\$	Windows		\$
Other		\$	Other		\$
Cleaning/Trash Removal		\$	Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Repairs Total: \$					

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

<b>NEIGHBORHOOD</b>			
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"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 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			

<b>VALUE ESTIMATION</b>			
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: <input type="checkbox"/> As Repaired: <input type="checkbox"/>			
Anticipated Seller-Paid Financing Costs: \$			
COMMENTS: (Describe your marketing strategy and reasons for As Is/As Repaired recommendations)			
PREPARED BY: _____			
Signature			Date

**COMPETITIVE LISTINGS**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Current List Price	\$	\$	\$	\$			
Current List Date							
Original List Price	\$	\$	\$	\$			
Original List Date							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms  Bdrm Baths	Total # of Rooms  Bdrm Baths		Total # of Rooms  Bdrm Baths		Total # of Rooms  Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Location							
Site/Lot Size							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							

**CLOSED SALES**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address							
Proximity to Subject							
Original List Price	\$	\$	\$	\$			
List Price When Sold	\$	\$	\$	\$			
Sales Price	\$	\$	\$	\$			
Sales Date							
Days on Market							
VALUE ADJUSTMENTS (Use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ	DESCRIPTION	ADJ	DESCRIPTION	ADJ
Above Grade Room Count	Total # of Rooms  Bdrm Baths	Total # of Rooms  Bdrm Baths		Total # of Rooms  Bdrm Baths		Total # of Rooms  Bdrm Baths	
Gross Living Area	Sq. Ft.	Sq. Ft.	Code	Sq. Ft.	Code	Sq. Ft.	Code
Sales or Financing Concessions							
Location							
Site/Lot Size							
Landscaping							
Design and Appeal							
Age (number of yrs. since house was built)							
Overall Condition							
Garage/Carport							
Porch, Patio Deck, Pool, Fence							
Overall Rating/Est.\$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
COMMENTS:							