

Broker's Price Opinion

789 Main St Ar, 98765
(555) 555-5555

SUBJECT'S ADDRESS

456 South Ave
72211, Ar, Little Roc



CLIENT

Jane Doe
321 North Blvd

BY

John Smith, PB1234567
123 Main St Ar, 12345
(555) 555-5555

DATE:

REGARDING: 456 South Ave
72211, Ar, Little Roc

Jane Doe,

At your request, I have inspected the property located at the above address and performed a Broker's Price Opinion, as described in this report for the purpose of giving an estimation of the most probable selling price of the subject property.

The data gathered and the conclusions reached in this broker's price opinion are included in the following pages.

If I can be of further assistance please call.

I estimated the most probable selling price of the subject property, as of , 20, to be: \$0.00

John Smith, PB1234567
(555) 555-5555

Broker's Price Opinion

Order/Loan Number:

Subject Property

Subject Address: 456 South Ave		City: 72211		State: Ar	Zip: Little Roc	County: Pulaski
Client: Jane Doe		Address:		City:	State:	Zip:
Legal Description:						
Assessor's Parcel #:		Tax Year:		R. E. Taxes \$		
Special Assessments \$		Is it PUD		If so HOA		per year \$
Occupant: <input type="radio"/> owner <input type="radio"/> tenant <input type="radio"/> vacant		Special Assessments \$		<input type="checkbox"/> PUD HOA \$		<input type="radio"/> yearly <input type="radio"/> monthly
School District:						
Purpose of BPO <input type="radio"/> Sale <input type="radio"/> Refinancing <input type="radio"/> Estate Taxes <input type="radio"/> Other (describe)						
Owner Address:						
Is the subject property currently offered for sale or has it been offered for sale in the past twelve months? <input type="radio"/> no						
If so what is/was the asking price?		Days on Market		Information Source (Owner, Broker, MLS, etc.)		
List any improvements or changes made to the property in the past 12 months.						

Neighborhood

Neighborhood Characteristics	One-Unit Housing Trends	Price Range	Present Land Use %
Location <input type="radio"/> Urban <input type="radio"/> Suburban <input type="radio"/> Rural	Property Prices <input type="radio"/> increasing <input type="radio"/> stable <input type="radio"/> declining	Price Age	One-Unit 0 %
Built-Up <input type="radio"/> Over 75% <input type="radio"/> 25 - 75% <input type="radio"/> Under 25%	Demand/Supply <input type="radio"/> Shortage <input type="radio"/> In Balance <input type="radio"/> Over Supply	\$ yrs	2-4 Unit 0 %
Growth <input type="radio"/> Rapid <input type="radio"/> Stable <input type="radio"/> Slow	Marketing Time <input type="radio"/> Under 3 Mths <input type="radio"/> 3-6 Mths <input type="radio"/> Over 3 Mths	Low	Multi-Family 0 %
Surrounding Streets		High	Commercial 0 %
		Pred.	Other 0 %
Description of the general area, property use and the types of properties.			
Is the area's use changing? If so from what to what?			

Site

Lot Dimensions	Area	Shape	View
Zoning Classification and description			
Zoning Compliance <input type="radio"/> yes <input type="radio"/> no			
Is the highest and best use of the subject property the present use? <input type="radio"/> yes <input type="radio"/> no If No, describe			
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements-Type Public Private	
Electricity <input type="radio"/> <input type="radio"/>	Water <input type="radio"/> <input type="radio"/>	Street Surface <input type="radio"/> <input type="radio"/>	
Gas <input type="radio"/> <input type="radio"/>	Sanitary Sewer <input type="radio"/> <input type="radio"/>	Alley <input type="radio"/> <input type="radio"/>	
FEMA Special Flood Hazard Area <input type="radio"/> yes <input type="radio"/> no	FEMA Flood Zone	FEMA Panel #	FEMA Panel Date
Are the utilities and off-site improvements typical for the market area? If No, describe <input type="radio"/> yes <input type="radio"/> no			
Are there any apparent adverse site conditions (easements, encroachments, environmental conditions, etc.)? <input type="radio"/> yes <input type="radio"/> no If Yes, describe			

Improvements

General Description	Foundation	Exterior Description	materials/conditions	Interior	materials/conditions
Units <input type="radio"/> one <input type="radio"/> one with accessory unit	<input type="radio"/> concrete slab <input type="radio"/> crawl space	Foundation Walls		Floors	
# of Stories	<input type="radio"/> Full Basement <input type="radio"/> Partial Basement	Exterior Walls		Walls	
Type <input type="radio"/> Det <input type="radio"/> Att <input type="radio"/> S-Det./End Unit	Basement Area sq ft	Roof Surface		Trim/Finish	
<input type="radio"/> Existing <input type="radio"/> Proposed <input type="radio"/> Under Const.	Basement Finish %	Gutters and Downspouts		Bath Floor	
Design (style)	<input type="radio"/> Outside Entry/Exit <input type="radio"/> Sump Pump	Window Type		Bath Wainscot	
Year Built	Evidence Of <input type="checkbox"/> Infestation	Storm Sash/Insulated		Car Storage <input type="checkbox"/> None	
Effective Age (Yrs)	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens		<input type="checkbox"/> Driveway # of Cars	
Attic	Heating <input type="radio"/> FWA <input type="radio"/> HWBB <input type="radio"/> Radiant	Amenities <input type="checkbox"/> Woodstove(s)#		Driveway Surface	
<input type="radio"/> Drop Stair <input type="radio"/> Stairs	<input type="radio"/> Other Fuel	<input type="checkbox"/> Fireplace(s)# <input type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars	
<input type="radio"/> Floor <input type="radio"/> Crawl	Cooling <input type="radio"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch		<input type="checkbox"/> Carport # of Cars	
<input type="radio"/> Finished <input type="radio"/> Heated	<input type="radio"/> Individual <input type="radio"/> Other	<input type="checkbox"/> Pool <input type="checkbox"/> Other		<input type="radio"/> Att <input type="radio"/> Det <input type="radio"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: above grade contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.)					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="radio"/> Yes <input type="radio"/> No If Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use construction, etc.)? <input type="radio"/> Yes <input type="radio"/> No If No, describe					

Photograph Addendum

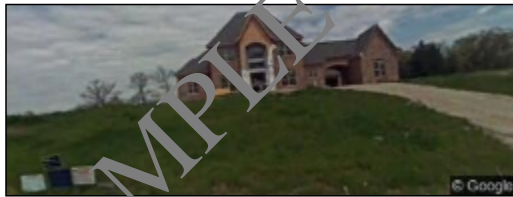
Borrower: Jane Doe	
Property Address: 456 South Ave	
City: 72211	County: Pulaski
State: Ar	Zip Code: Little Roc
Client: Jane Doe	Client's Address: 321 North Blvd
Agent: John Smith	Agent's Address: 789 Main St Ar, 98765



Subject Front



Subject Rear



Subject Street

Photograph Addendum

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Interior 1



Interior 2



Interior 3

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Interior 4



Interior 5



Interior 6

789 Main St
Little Town, Ar, 98765

Broker's Price Opinion

Sales Grid

Feature	Subject	Comparable Sale #1			Comparable #2			Comparable #3		
Address	456 South Ave									
City, State, Zip	72211, Ar, Little Roc									
Subdivision	subjectSubdivision									
Sale Price	\$subjectSalePrice	\$			\$			\$		
Sale Price/Gross Liv.Area	\$subjectSalePricePerGross	\$	sq.ft.		\$	sq.ft.		\$	sq.ft.	
Data Source(s)										
Proximity To Subject										
PRICE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$Adjustment	DESCRIPTION	+(-)\$Adjustment	DESCRIPTION	+(-)\$Adjustment	DESCRIPTION	+(-)\$Adjustment	DESCRIPTION
Sale or Financing										
Concessions										
Date of Sale/Time										
Location (rural, urban)										
Fee Simple Title										
Lot Size										
Estimated Lot Price										
Design (Style)										
Quality of Construction										
Condition										
Actual / Effective Age										
Above Grade	Total Bdms. Baths	Total Bdms. Baths		Total Bdms. Baths		Total Bdms. Baths		Total Bdms. Baths		
Room Count										
Gross Living Area	sq.ft.	sq.ft.		sq.ft.		sq.ft.		sq.ft.		
Basement & Finished										
Rooms Below Grade										
Functional Utility										
Heating/Cooling										
Energy Efficient Items										
Garage/Carport										
Porch/Patio/Deck										
Net Adjustment (total)		Net Adjustment	\$	Net Adjustment	\$	Net Adjustment	\$	Net Adjustment	\$	
Adjusted Sale Price of Comparables			\$		\$		\$		\$	

Comments on Comparable Sales

Sale #1	
Sale #2	
Sale #3	

Sources used for gross living area, amenities, and physical characteristics of the subject and sales.	Physical Inspection	Assessment/Tax Records
Property Owner	Drive From Street	MLS Other (describe)

Current Comparable Listings

Address	Sale Price	Sales Date	Days on Market	Square Footage	Rooms/Baths/Bedrooms	Car Storage	Pools	Other
1.								
2.								
3.								

Estimated Time on Market

Based on my research I found that comparables have sold in the last months in the market area of the subject. This would indicate a demand of 0 sales per month. There are presently comparables sales listed in the area of the subject. Therefore, based on the past sales data that I found, this would indicate that the subject should sell within to months from the time it is properly put on the market.

Based on a complete visual inspection of the interior and exterior of the subject property, defined scope of work, statement of assumptions and limiting conditions, and agent's certification, it is my opinion that the most probable selling price, as defined of the real property that is the subject of this report is \$ as of 2020, which is the date of inspection and the effective date of this BPO.

John Smith PB1234567

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Comparable 1

Sale Price \$
Date of Sale
Age
Total Rooms
Baths
GLA



Comparable 2

Sale Price \$
Date of Sale
Age
Total Rooms
Baths
GLA



Comparable 3

Sale Price \$
Date of Sale
Age
Total Rooms
Baths
GLA

Broker's Price Opinion

Definition, Limiting Conditions, and Certification

Subject Property:

Address: 456 South Ave City: 72211 State: Ar Zip: Little Rock

Definition of Broker's Price Opinion:

"Broker's Price Opinion" is an estimate prepared by a licensee that details most of the probable selling price of real estate and provides a varying level of detail about the real estate's condition, market and neighborhood, and information about the sales of comparable real estate.

Limiting Conditions:

This "Broker's Price Opinion" may only be used for an existing or potential seller for the purpose of listing and selling real estate; An existing or potential buyer of real estate; A third party making decisions or performing due diligence related to the potential listing, offering, sale, exchange, option, lease, or acquisition price of real estate; or an existing or potential lien holder. HOWEVER, a broker's price opinion prepared for an existing or potential lien holder in conjunction with the purchase of a buyer's principal residence shall not be used as the primary basis to loan origination of a residential mortgage loan secured by the buyer's principal residence.

I will not be responsible for matters of legal nature that may affect the indicated selling price found in this broker's price opinion.

I have relied on outside sources for the legal description, lot dimension, etc. Therefore, I will not be responsible for adverse matters that may be found by a survey.

The Licensee's must obtain prior written approval before the "Broker's Price Opinion" can be conveyed to anyone to the public through advertising, public relations, news, sales, or other media.

Certification:

I certify that:

I am a real estate licensee. My licenses are in good standing with the State in which I am performing this "Broker's Price Opinion."

I have no present interest in the subject property. However, after performing this broker's opinion I may list or sell the subject property which may be considered to be a future interest. This did not affect the method, adjustments, or any conclusions that I made, while performing this "Broker's Price Opinion;"

That all the information used in this "Broker's Price Opinion" is believed to be true and correct. However, I do not guarantee the accuracy of the items that are prepared or furnished by other parties such as tax records, lots sizes, etc.;

No information, adjustments, or conclusion in this "Broker's Price Opinion" was based on race, color, sex, handicap, familial status, or national origin of any parties that may have interest in this report.

John Smith, PB1234567