



## BROKERS PRICE OPINION

Date	Completed By	Real Estate License #/Expiration
Owner/Borrower	Avg Sales Price of Sold Properties	Years of Experience
Property Address	List of Areas/Counties Covered	
City	State	Zip
Company Name/Broker		Telephone No.
Address		
City	State	Zip

**SUBJECT PROPERTY**

Sales History: *(Is the property currently listed?)*


Is The Property Occupied? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cannot Determine	Property Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Cannot Determine <input type="checkbox"/> Not Applicable
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Style:  
 Colonial     Rancher     Townhouse     Condominium     Other: \_\_\_\_\_

Subject Condition:

Exterior	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Interior (if available)	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Landscaping	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor

Estimated Repairs: \$ \_\_\_\_\_

Additional Comments: *(Include Positive and Negative Features of the Subject)*


Neighborhood Information:

Neighborhood Trend	<input type="checkbox"/> Improving	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Pride of Ownership	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Neighborhood Location	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor		
	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural		

Positive and Negative Features of the Neighborhood:


If Rural, proximity to nearest major metropolitan city \_\_\_\_\_

**COMPETITIVE LISTINGS**

SUBJECT	LIST 1	LIST 2	LIST 3
Address			
Distance from Subject			
Original List Price			
Current List Price			
Days on Market			
Property Style			
Square Footage			
Basement			
No. Rooms/ Bdrms./Bath			
Age			
Lot Size			
Overall Condition			
Garage/Carport			
Special Amenities			

Comments:

List #1
List #2
List #3

Property Address

City

State

Zip

**CLOSED SALES**

	SUBJECT	LIST 1	LIST 2	LIST 3
Address				
Distance from Subject				
Sales Price				
Sales Date				
Days of Market				
List Price when Sold				
Original List Price				
Property Style				
Square Footage				
Basement				
No. Rooms/ Bdrms./Bath				
Age				
Lot Size				
Overall Condition				
Garage/Carport				
Special Amenities				
Seller Concessions				

Comments:

Sale #1
Sale #2
Sale #3

	As-Is	Repaired
Estimated Sales Price	\$	\$
Suggested List Price	\$	\$
Estimated Market Time		

Additional Comments: <i>(Please include any comments that you feel might affect the marketability of the property)</i>