



BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270

MIDLAND, TX 79705

Phone: 432-684-9802 Fax: 432-684-9896

www.bposonline.com

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SUBJECT

LOAN NUMBER: **LEVEL 1 EXAMPLE** **109689 - 1**

PROPERTY ADDRESS: **3000 NORTH GARFIELD, MIDLAND, TX 79705**

DATE ORDERED: **4/25/2007** DATE DUE: **4/27/2007**

INSTRUCTIONS: **PERFORM AN EXTERIOR BPO ON THIS PROPERTY.
PHOTO INSTRUCTIONS: WE WILL REQUIRE A PHOTO OF THE FRONT OF THE SUBJECT
PROPERTY, A STREET VIEW PHOTO AND AN ADDRESS VERIFICATION PHOTO.**

PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS: **THIS IS AN EXAMPLE OF A LEVEL 1 BPO.**

NEIGHBORHOOD CHARACTERISTICS

PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	8	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	7	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	3	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	2	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	7	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	8	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD HOUSING PRICES	8	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	10	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	6	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	9	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	10	(1 - NEEDS MUCH WORK, 10 - IN EXCELLENT REPAIR)

SUBJECT PROPERTY INFORMATION

PROPERTY TYPE:	CONSTRUCTION TYPE:	GARAGE:	ROOF:	OCCUPANCY:
SINGLE FAMILY DETACHED	FRAME	2 CAR GARAGE	COMP SHINGLE	OCCUPIED
				CONDITION:
				GOOD
IS SUBJECT FOR SALE?	YES	REALTOR:	ERA WILLBURN REALTY	PHONE: 800-555-5555
EVALUATOR:	BPOSONLINE.COM		DATE:	4/25/2007
PHONE #:	877-684-9802		LICENSE #:	TX 6849802
EVALUATOR OPINION OF	LOW: \$195,000.00	HIGH: \$197,000.00	MARKET TIME "AS IS" MONTHS:	2

COMMENTS

PROPERTY IS A BEAUTIFUL 3 BEDROOM HOME IN A NICE, DEVELOPING NEIGHBORHOOD.

*** EVALUATOR'S OPINION OF VALUE BASED SOLELY ON THEIR EXPERIENCE AND JUDGEMENT. NO LISTINGS WERE COMPARED. ***

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FRONT OF SUBJECT



ADDRESS VERIFICATION



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STREET VIEW

