



BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270

MIDLAND, TX 79705

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

www.bposonline.com

bpos@bposonline.com

SUBJECT

LOAN NUMBER: **LEVEL 2A EXAMPLE** **112378 - 2A**

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

DATE ORDERED: **8/3/2007** DATE DUE: **8/7/2007**

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, AN ADDRESS VERIFICATION AND ONE PHOTO OF EACH OF THE COMPS.**

PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS: **THIS IS AN EXAMPLE OF A LEVEL 2A BPO.**

NEIGHBORHOOD CHARACTERISTICS

PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	9	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	8	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	2	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	1	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	9	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	7	(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	8	(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	STUCCO	3 CAR GARAGE	TILE	OCCUPIED
				CONDITION:
				GOOD
IS SUBJECT FOR SALE?	YES	REALTOR:	PHONE	
EVALUATOR:	BPOSONLINE.COM		DATE:	8/4/2007
PHONE #:	877-684-9802		LICENSE	TX 6849802
EVALUATOR OPINION OF	LOW: \$435,000.00	HIGH: \$455,000.00	MARKET TIME "AS IS" MONTHS:	5



BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270

MIDLAND, TX 79705

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

www.bposonline.com

bpos@bposonline.com

LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

MARKET DATA				
ITEM	SUBJECT	COMP 1 SOLD	COMP 2 SOLD	COMP 3 SOLD
ADDRESS	<u>COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT</u>	6004 PIONEER WAY; MIDLAND, TX 79705	2318 GENESEE DRIVE; MIDLAND, TX 79705	2733 KITTLE ROCK ROAD; MIDLAND, TX 79705
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	SPANISH	SPANISH	RANCH	SPANISH
YEAR BUILT	1991	1993	1997	1991
# BEDROOMS	3	3	3	3
# BATHROOMS	2	2	2	2
GARAGE	3 CAR GARAGE	2 CAR GARAGE	3 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE	1967	1986	1966	1968
DISTANCE FROM SUBJ.		0.75 MILE	0.23 MILE	0.16 MILE
CLOSING/SOLD DATE	03/04/1999	04/06/2007	06/15/2007	07/02/2007
DAYS ON MARKET	153	162	139	140
ORIG. LIST PRICE	\$195,000.00	\$459,900.00	\$550,000.00	\$449,000.00
CRNT / SOLD PRICE	\$185,000.00	\$435,000.00	\$505,000.00	\$444,000.00
ITEM		COMP 1 LISTED	COMP 2 LISTED	COMP 3 LISTED
ADDRESS		3715 SCENIC DRIVE; MIDLAND, TX 79707	4560 NEWLAND HEIGHTS COURT; MIDLAND, TX 79705	4415 COLDWATER DRIVE; MIDLAND, TX 79705
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)		SPANISH	RANCH	RANCH
YEAR BUILT		2002	1993	1991
# BEDROOMS		3	3	3
# BATHROOMS		2	2	2
GARAGE		2 CAR GARAGE	3 CAR GARAGE	2 CAR GARAGE
APPROX. SQ. FOOTAGE		1986	1966	1970
DISTANCE FROM SUBJ.		1 MILE	0.23 MILE	0.6 MILE
CLOSING/SOLD DATE		04/06/2007	08/01/2007	07/28/2007
DAYS ON MARKET		162	139	26
ORIG. LIST PRICE		\$459,900.00	\$550,000.00	\$449,000.00
CRNT. LIST PRICE		\$435,000.00	\$505,000.00	\$444,000.00



BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270

MIDLAND, TX 79705

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

www.bposonline.com

bpos@bposonline.com

LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

WINDOWS BROKEN - HOW MANY?	NO	
VANDALISM	NO	IF YES, SEE COMMENTS BELOW
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW
SWIMMING POOL	YES	IF YES, IS POOL SECURE? YES

COMMENTS

**PROPERTY APPEARS TO BE IN GOOD CONDITION WITH NO VISIBLE REPAIRS NEEDED OR DAMAGES TO THE PROPERTY.
SUBJECT NEIGHBORHOOD IS GREAT; CLOSE TO SHOPPING AND SCHOOLS.**

LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

FRONT OF SUBJECT



ADDRESS VERIFICATION



LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

STREET VIEW



LISTED COMP 1



LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

LISTED COMP 2



LISTED COMP 3



LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

SOLD COMP 1



SOLD COMP 2



LOAN NUMBER: **LEVEL 2A EXAMPLE**

112378 - 2A

PROPERTY ADDRESS: **5245 WESTWOOD AVENUE, MIDLAND, TX 79705**

SOLD COMP 3

