



**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:	<b>LEVEL 2 EXAMPLE</b>	<b>109928 - 2</b>
PROPERTY ADDRESS:	<b>6210 ALLEN ROAD, MIDLAND, TX 79705</b>	
DATE ORDERED:	<b>5/2/2007</b>	DATE DUE: <b>5/4/2007</b>
INSTRUCTIONS:	<b>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.</b>	
PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS:	<b>THIS IS AN EXAMPLE OF A LEVEL 2 BPO.</b>	

**NEIGHBORHOOD CHARACTERISTICS**

PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	<b>8</b>	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	<b>7</b>	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	<b>1</b>	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	<b>1</b>	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	<b>6</b>	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	<b>6</b>	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD HOUSING PRICES	<b>6</b>	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	<b>7</b>	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	<b>5</b>	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	<b>7</b>	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	<b>8</b>	(1 - NEEDS MUCH WORK, 10 - IN EXCELLENT REPAIR)

**SUBJECT PROPERTY INFORMATION**

PROPERTY TYPE:	CONSTRUCTION TYPE:	GARAGE:	ROOF:	OCCUPANCY:
<b>SINGLE FAMILY DETACHED</b>	<b>BRICK / FRAME</b>	<b>3 CAR GARAGE</b>	<b>COMP SHINGLE</b>	<b>OCCUPIED</b>
				CONDITION:
				<b>GOOD</b>
IS SUBJECT FOR SALE?	<b>YES</b>	REALTOR:	<b>BPOSONLINE.COM</b>	PHONE: <b>877-684-9802</b>
EVALUATOR:	<b>BPOSONLINE.COM</b>		DATE:	<b>5/1/2007</b>
PHONE #:	<b>877-684-9802</b>		LICENSE #:	<b>TX 6849802</b>
EVALUATOR OPINION OF	LOW: <b>\$264,500.00</b>	HIGH: <b>\$270,900.00</b>	MARKET TIME "AS IS" MONTHS:	<b>3</b>



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<b>MARKET DATA</b>				
ITEM	SUBJECT	COMPS COULD BE RECENT SALES OR CURRENT LISTINGS		
		COMP 1	COMP 2	COMP 3
ADDRESS	COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT	6733 PINE VALLEY ROAD	9250 BALMORAL TERRACE	6441 WALDON TRAIL
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	RANCH	RANCH	RANCH	RANCH
YEAR BUILT	1967	1987	1965	1971
# BEDROOMS	4	3	3	4
# BATHROOMS	3.5	2.5	2.5	3.5
GARAGE	3 CAR GARAGE	3 CAR GARAGE	2 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE	2426	2157	2330	2290
DISTANCE FROM SUBJ.		0.7 MILE	0.85 MILE	0.5 MILE
CLOSING/SOLD DATE	ACTIVE	04/07/2007	04/22/2007	03/30/2007
DAYS ON MARKET	222	75	167	91
ORIG. LIST PRICE	\$339,000.00	\$289,000.00	\$259,900.00	\$294,500.00
CRNT / SOLD PRICE	\$339,000.00	\$270,000.00	\$240,000.00	\$276,900.00
SECURITY		COMMENTS		
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				
<p><b>SUBJECT IS IN MARKETABLE CONDITION AND IS IN A WELL ESTABLISHED NEIGHBORHOOD WITH ACCESS TO LOCAL BUSINESS AND OTHER NECESSARY FACILITIES. THE SUBJECT IS LOCATED ON A HIGH TRAFFIC STREET.</b></p>				

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**FRONT OF SUBJECT**



**ADDRESS VERIFICATION**



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**STREET VIEW**



**SIDE YARD**



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**SOLD COMP 1**



**SOLD COMP 2**



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**SOLD COMP 3**

