



**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 3A EXAMPLE</b>	<b>112380 - 3A</b>
PROPERTY ADDRESS:	<b>11804 CRESCENT COURT, MIDLAND, TX 79705</b>	
DATE ORDERED:	<b>8/4/2007</b>	DATE DUE: <b>8/8/2007</b>
INSTRUCTIONS:	<b>PERFORM AN INTERIOR BPO ON THIS PROPERTY.          PHOTO INSTRUCTIONS: WE WILL REQUIRE ONE FRONT PHOTO, ONE REAR PHOTO, A STREET VIEW PHOTO, AN ADDRESS VERIFICATION PHOTO, AT LEAST FIVE(5) PHOTOS OF THE INTERIOR AND ONE PHOTO FOR EACH OF THE COMPS.</b>	
PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS:	<b>THIS IS AN EXAMPLE OF A LEVEL 3A BPO.</b>	

**NEIGHBORHOOD CHARACTERISTICS**

PLEASE RANK 1-10 (10 BEING BEST)	RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	<b>10</b> (1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	<b>8</b> (1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	<b>9</b> (1 - FEW, 10 - MANY)
VANDALISM EXPECTED	<b>1</b> (1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	<b>1</b> (1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	<b>7</b> (1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD HOUSING PRICES	<b>9</b> (1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	<b>10</b> (1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	<b>6</b> (1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	<b>10</b> (1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	<b>10</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>NO</b>	REALTOR:	PHONE:	
EVALUATOR:	<b>BPOSONLINE.COM</b>		DATE:	<b>8/4/2007</b>
PHONE #:	<b>877-684-9802</b>		LICENSE	<b>TX 6849802</b>
EVALUATOR OPINION OF	LOW: <b>\$520,000.00</b>	HIGH: <b>\$545,000.00</b>	MARKET TIME "AS IS" MONTHS:	<b>3</b>



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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>	<b>2225 LONG COVE COURT; MIDLAND, TX 79705</b>	<b>11506 NORTH ISLAND STREET; MIDLAND, TX 79705</b>	<b>1155 IVORY CRREK DRIVE; MIDLAND, TX 79705</b>
CONDITION		<b>GOOD</b>	<b>GOOD</b>	<b>GOOD</b>
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	<b>CONTEMPORARY</b>	<b>CONTEMPORARY</b>	<b>CONTEMPORARY</b>	<b>CONTEMPORARY</b>
YEAR BUILT	<b>2004</b>	<b>2004</b>	<b>2004</b>	<b>2005</b>
# BEDROOMS	<b>4</b>	<b>5</b>	<b>4</b>	<b>5</b>
# BATHROOMS	<b>3.5</b>	<b>3.5</b>	<b>3.5</b>	<b>4</b>
GARAGE	<b>3 CAR GARAGE</b>	<b>3 CAR GARAGE</b>	<b>3 CAR GARAGE</b>	<b>3 CAR GARAGE</b>
APPROX. SQ. FOOTAGE	<b>3918</b>	<b>3729</b>	<b>4156</b>	<b>4342</b>
DISTANCE FROM SUBJ.		<b>0.5 MILE</b>	<b>0.75 MILE</b>	<b>0.65 MILE</b>
CLOSING/SOLD DATE	<b>08/22/2005</b>	<b>07/01/2007</b>	<b>05/07/2007</b>	<b>06/18/2007</b>
DAYS ON MARKET	<b>125</b>	<b>306</b>	<b>125</b>	<b>160</b>
ORIG. LIST PRICE	<b>\$451,900.00</b>	<b>\$492,000.00</b>	<b>\$517,000.00</b>	<b>\$561,233.00</b>
CRNT / SOLD PRICE	<b>\$409,940.00</b>	<b>\$475,000.00</b>	<b>\$517,000.00</b>	<b>\$520,000.00</b>
ITEM		COMP 1 LISTED	COMP 2 LISTED	COMP 3 LISTED
ADDRESS		<b>521 QUEEN ANNE COURT; MIDLAND, TX 79705</b>	<b>54 CLOUD COURT; MIDLAND, TX 79705</b>	<b>97 RANDOM ROAD; MIDLAND, TX 79705</b>
CONDITION		<b>GOOD</b>	<b>GOOD</b>	<b>GOOD</b>
STYLE (RANCH, TUDOR, COLONIAL, ETC.)		<b>CONTEMPORARY</b>	<b>CONTEMPORARY</b>	<b>CONTEMPORARY</b>
YEAR BUILT		<b>2004</b>	<b>2005</b>	<b>2004</b>
# BEDROOMS		<b>5</b>	<b>5</b>	<b>4</b>
# BATHROOMS		<b>3.5</b>	<b>3.5</b>	<b>3.5</b>
GARAGE		<b>3 CAR GARAGE</b>	<b>3 CAR GARAGE</b>	<b>3 CAR GARAGE</b>
APPROX. SQ. FOOTAGE		<b>4156</b>	<b>3720</b>	<b>3955</b>
DISTANCE FROM SUBJ.		<b>3.3 MILES</b>	<b>1.6 MILES</b>	<b>132 MILES</b>
CLOSING/SOLD DATE		<b>07/20/2007</b>	<b>06/15/2007</b>	<b>07/05/2007</b>
DAYS ON MARKET		<b>110</b>	<b>125</b>	<b>99</b>
ORIG. LIST PRICE		<b>\$512,000.00</b>	<b>\$485,000.00</b>	<b>\$545,000.00</b>
CRNT. LIST PRICE		<b>\$511,000.00</b>	<b>\$485,000.00</b>	<b>\$540,000.00</b>



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SECURITY		COMMENTS
WINDOWS BROKEN - HOW MANY?	<b>NO</b>	
ROOF LEAKS	<b>NO</b>	IF YES, SEE COMMENTS BELOW
VANDALISM	<b>NO</b>	IF YES, SEE COMMENTS BELOW
FIRE DAMAGE	<b>NO</b>	IF YES, SEE COMMENTS BELOW
WATER DAMAGE	<b>NO</b>	IF YES, SEE COMMENTS BELOW
SWIMMING POOL	<b>YES</b>	IF YES, IS POOL SECURE? <b>YES</b>
INTERIOR		
APPLIANCES PRESENT	<input type="checkbox"/> Range <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dish Washer <input type="checkbox"/> Microwave	
CONDITION OF KITCHEN CABINETS	<b>GOOD</b>	
CONDITION OF INTERIOR WALLS	<b>GOOD</b>	
CONDITION OF FLOORS / CABINETS	<b>FAIR</b>	
PERSONAL PROPERTY ON SITE	<b>YES</b>	<b>IF YES, DESCRIBE:</b>
OTHER APPLIANCES:		
EXTERIOR (GENERAL CONDITION)	<b>GOOD</b>	
INTERIOR (GENERAL CONDITION)	<b>GOOD</b>	
EVIDENCE OF MOLD?	<b>NO</b>	

COMMENTS

**THIS HOME IS GREAT. IT IS ON A LARGER LOT THAN ANY OF THE COMPS; EXTRA VALUE WAS CONSIDERED FOR THE LOT SIZE. LAND IS HIGHLY VALUED IN THIS AREA.**

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**FRONT OF SUBJECT**



**ADDRESS VERIFICATION**



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**REAR OF SUBJECT**



**MASTER BEDROOM**



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**LIVING ROOM**



**DINING ROOM**



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**DINING ROOM**



**HALLWAY**



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**LISTED COMP 1**



**MARIS**

**LISTED COMP 2**



**LISTED COMP 3**



**MARIS**

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**SOLD COMP 1**



**SOLD COMP 2**



**SOLD COMP 3**

