



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 3 EXAMPLE	112379 - 3
PROPERTY ADDRESS:	405 HIGHLAND MEADOWS ROAD, MIDLAND, TX 79705	
DATE ORDERED:	8/4/2007	DATE DUE: 8/8/2007
INSTRUCTIONS:	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.	
PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS:	THIS IS AN EXAMPLE OF A LEVEL 3 BPO.	

NEIGHBORHOOD CHARACTERISTICS

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

SUBJECT PROPERTY INFORMATION

PROPERTY TYPE:	CONSTRUCTION TYPE:	GARAGE:	ROOF:	OCCUPANCY:
SINGLE FAMILY DETACHED	BRICK / FRAME	3 CAR GARAGE	COMP SHINGLE	OCCUPIED
				CONDITION:
				GOOD
IS SUBJECT FOR SALE?	NO	REALTOR:	PHONE:	
EVALUATOR:	BPOSONLINE.COM		DATE:	8/4/2007
PHONE #:	877-684-9802		LICENSE	TX 6849802
EVALUATOR OPINION OF	LOW: \$430,000.00	HIGH: \$450,000.00	MARKET TIME "AS IS" MONTHS:	4



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MARKET DATA				
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	521 ELM CREEK DRIVE; MIDLAND, TX 79707	1852 QUEEN ANNE COURT; MIDLAND, TX 79705	54 ROBINS EGG ROAD; MIDLAND, TX 79705
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	TWO-STORY	TWO-STORY	TWO-STORY	TWO-STORY
YEAR BUILT	2004	2006	2002	2000
# BEDROOMS	4	4	4	4
# BATHROOMS	3.5	3.5	3	3
GARAGE	3 CAR GARAGE	3 CAR GARAGE	2 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE	3058	3322	3080	3042
DISTANCE FROM SUBJ.		3.3 MILES	1.4 MILES	0.87 MILE
CLOSING/SOLD DATE		07/20/2007	06/05/2007	06/28/2007
DAYS ON MARKET		110	183	90
ORIG. LIST PRICE		\$394,590.00	\$439,000.00	\$469,900.00
CRNT / SOLD PRICE		\$389,900.00	\$439,000.00	\$469,900.00
SECURITY		COMMENTS		
WINDOWS BROKEN - HOW MANY?	NO			
ROOF LEAKS	NO	IF YES, SEE COMMENTS BELOW		
VANDALISM	NO	IF YES, SEE COMMENTS BELOW		
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW		
WATER DAMAGE	NO	IF YES, SEE COMMENTS BELOW		
SWIMMING POOL	NO	IF YES, IS POOL SECURE?		
INTERIOR				
APPLIANCES PRESENT		⌋ Range	⌋ Refrigerator	⌋ Dish Washer
CONDITION OF KITCHEN CABINETS	GOOD			
CONDITION OF INTERIOR WALLS	GOOD			
CONDITION OF FLOORS / CABINETS	GOOD			
PERSONAL PROPERTY ON SITE	YES	IF YES, DESCRIBE:		
OTHER APPLIANCES:				
EXTERIOR (GENERAL CONDITION)	GOOD			
INTERIOR (GENERAL CONDITION)	GOOD			
EVIDENCE OF MOLD?	NO			

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COMMENTS

SUBJECT IS WELL MAINTAINED. NEIGHBORHOOD AND SURROUNDING AREAS ARE WELL MAINTAINED. LOCATION CONTRIBUTES TO VALUE, SUBJECT HAS BEEN UPDATED SINCE PURCHASE WITH NEW FIXTURES, CERAMIC FLOORING, CEDAR DECK, SURROUND SOUND WIRING, AND EXTENDED PATIO. PROPERTY VALUES ARE STEADILY INCREASING; WITHIN A MILE OF SUBDIVISION IS MORE NEW DEVELOPMENT OF HOMES AND CONSTRUCTION OF HIGHWAYS AND ROADS. AREA COMPS VARY DUE TO EVERYONE BUYING HOMES FROM THE ACTUAL BUILDERS WITH NOT MANY LISTING AND SELLING GOING THROUGH THE MLS.

FRONT OF SUBJECT



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ADDRESS VERIFICATION



REAR OF SUBJECT



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BEDROOM



BEDROOM



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MASTER BEDROOM



BATHROOM



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BATHROOM



LIVING ROOM



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DINING ROOM



ADDITIONAL ROOM



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SOLD COMP 1



SOLD COMP 2



SOLD COMP 3

