



# BROKER PRICE OPINION FORM

3000 N GARFIELD, SUITE 270  
MIDLAND, TX 79705

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PROPERTY INSPECTION AND MARKET ANALYSIS						112582 - 4B
LOAN #:	LEVEL 4 EXAMPLE				<b>PROPERTY TYPE</b>	
PARCEL #:					1 UNIT <input type="checkbox"/>	2 UNITS <input type="checkbox"/>
PROPERTY ADDRESS:	9203 CHAMBERS TRAIL				ATTACHED <input type="checkbox"/>	RENT / LEASE: NO
CITY, STATE, ZIP	MIDLAND, TX, 79705				DETACHED <input type="checkbox"/>	CONDITION: GOOD
INTERIOR INSPECTION <input type="checkbox"/>			DRIVE-BY ONLY <input type="checkbox"/>			
<b>PROPERTY</b>						
OWNER'S NAME	CURRENTLY LISTED	PREVIOUS DOM	PREVIOUS LP	CURRENT LP	LISTING COMPANY	
ROBERT SMITH	YES	24	\$245,000.00	\$225,000.00	CENTURY 21	
<b>PRIOR SALES HISTORY</b>						
SALE PRICE	SALE DATE	SELLER		BUYER		
\$210,000.00	09/27/2005	JANE JARVIS		ROBERT SMITH		
COMMENTS ON TRANSACTION:						
<b>RECOMMENDED INSPECTIONS</b>	TERMITE <input type="checkbox"/>	STRUCTURAL <input type="checkbox"/>	WELL <input type="checkbox"/>	SEPTIC <input type="checkbox"/>	PHYS. INSP. <input type="checkbox"/>	SYSTEMS <input type="checkbox"/>
						OTHER: MOLD INSPECTION
<b>COMMENT ON SUBJECT PROPERTY AND LOCATION</b>						
SUBJECT IS A VERY NICE TWO STORY HOME AND IS CURRENTLY ON THE MARKET.						
<b>COMMENT ON SUBJECT NEIGHBORHOOD</b>						
VERY NICE NEIGHBORHOOD, CLOSE TO SCHOOLS AND SHOPPING.						

## COMPARABLE SALES

USE SALES LESS THAN 6 MONTHS OLD (IF IMPRACTICAL, LESS THAN 12 MONTHS)

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
ADDRESS	9203 CHAMBERS TRAIL MIDLAND, TX, 79705	9109 FRANCISTOWN ROAD	4006 DUNNINGTON COURT	9202 HURON AVENUE
NO. OF UNITS	1	1	1	1
PROXIMITY		0.25 MILE	0.15 MILE	0.4 MILE
GLA (SQ/FT)	1,631	1508	1728	1716
ROOM COUNT	7	7	8	7
CONDITION	GOOD	GOOD	GOOD	GOOD
LOT SIZE	0.2 ACRE	0.22 ACRE	0.3 ACRE	0.22 ACRE
BASEMENT	NONE	NONE	NONE	NONE
GARAGE	NONE	NONE	1 CAR	2 CAR
YEAR BUILT	1978	1977	1977	1970
SALE DATE		07/12/2007	06/22/2007	05/09/2007
DOM		36	45	40
LIST PRICE		\$198,500.00	\$239,950.00	\$245,000.00
SALE PRICE		\$198,000.00	\$240,500.00	\$225,000.00

COMPARABLE SALE #1 COMMENTS: LESS SQUARE FOOTAGE THAN THE SUBJECT.

COMPARABLE SALE #2 COMMENTS: LARGER THAN THE SUBJECT AND HAS A GARAGE.

COMPARABLE SALE #3 COMMENTS: HAS A TWO-CAR GARAGE.



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**COMPARABLE LISTINGS**

**USE LISTINGS LESS THAN 6 MONTHS OLD (IF IMPRACTICAL, LESS THAN 12 MONTHS)**

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
ADDRESS	9203 CHAMBERS TRAIL MIDLAND, TX, 79705	3833 GREENFORD DRIVE	3813 THORNBUSH ROAD	9506 REDSTONE DRIVE
NO. OF UNITS	1	1	1	1
PROXIMITY		0.5 MILE	1 MILE	0.72 MILE
GLA (SQ/FT)	1,631	1036	1478	1721
ROOM COUNT	7	6	6	8
CONDITION	GOOD	GOOD	GOOD	GOOD
LOT SIZE	0.2 ACRE	0.279 ACRE	0.176 ACRE	0.568 ACRE
BASEMENT	NONE	NONE	NONE	NONE
GARAGE	NONE	NONE	NONE	NONE
YEAR BUILT	1978	1970	1979	1985
LIST DATE		07/18/2007	07/14/2007	04/12/2007
DOM		15	12	112
ORIGINAL LIST		\$179,900.00	\$235,000.00	\$237,950.00
CURRENT LIST		\$179,900.00	\$235,000.00	\$237,950.00

**COMPARABLE LISTED #1 COMMENTS:** SMALLER THAN THE SUBJECT BUT WITH A LARGER LOT.

**COMPARABLE LISTED #2 COMMENTS:** VERY SIMILAR TO THE SUBJECT.

**COMPARABLE LISTED #3 COMMENTS:** LARGER LOT THAN THE SUBJECT.

**MARKET VALUES SHOULD BE BASED ON 90 DAY MARKETING TIME**

AS IS VALUE:	\$220,000.00	SUGGESTED AS IS LIST PRICE:	\$230,000.00
INTERIOR / EXTERIOR REPAIRED VALUE:	\$225,000.00	SUGGESTED REPAIRED LIST PRICE:	\$235,000.00
ESTIMATED LOT VALUE HIGH:	\$65,000.00	ESTIMATED LOT VALUE LOW:	\$62,000.00

REPORT PREPARED BY:	BPOSONLINE.COM	DATE:	08/28/2007
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**FRONT OF SUBJECT**



**ADDRESS VERIFICATION**



**STREET VIEW**



**LISTED COMP 1**



**LISTED COMP 2**



**LISTED COMP 3**



**SOLD COMP 1**



**SOLD COMP 2**



**SOLD COMP 3**

