

**BROKER'S PRICE OPINION - FAS COMMERCIAL FORM**
**SUBJECT PROPERTY INFORMATION**

Loan Number:		Borrower:		Parcel ID:	
Street Address:			City:		State:      Zip Code:
Is the property currently listed or listed in the last 12 months?			List Date:		Current List Price: \$
Previous List Price: \$	Price Change Date:		DOM:	Listing Agent:      Phone:	
Annual Taxes: \$	Current:	Assessed Value: \$		Special Assessment:	
Assessment Type:				Amount: \$	
Property Type:	Stories:	Occupancy Status:		Occupied By:	
Construction:	Utilities:		Topography:		Parking Surface:
Current Use:	Current Zoning:		Parking Off Street:		Parking Spaces:
Land use change likely?:	If yes, comments:				

**NEIGHBORHOOD DATA**

Vacancy:	Pride of Ownership:	Employment:	Current Market:
Marketing Time:	Market Prices:	Demand/Supply:	Similar Listings:
Number of competing listings in the area:		Listing Price Range: \$ -	
Number of competing sales in last 6 months:		Sold Price Range: \$ -      Average DOM:	
Describe any positive or negative factors in the subject neighborhood:			

**COMPARABLE SALE INFORMATION**

	Subject	Sale 1	Sale 2	Sale 3
Address				
City				
Proximity				
Original List Price	\$	\$	\$	\$
List Price at Sale		\$	\$	\$
List Date				
Sales Price		\$	\$	\$
Sales Date				
DOM				
Sale Type				
Year Built				
Stories				
# of Units				
Price Per Unit		\$	\$	\$
Building Size				
Price Per Sq. Ft.		\$	\$	\$
Lot Size				
Condition				
Location				
View				
Parking				
Zoning Code/Desc.				
Property Type/Use				
Data Source				
Distressed Sale				
Overall Comparison				

Describe any similarities or differences between the subject and the comparables.

Sale 1.

Sale 2.

Sale 3.

**ACTIVE COMPARABLE INFORMATION**

	Subject	List 1	List 2	List 3
Address				
City				
Proximity				
Current List Price	\$	\$	\$	\$
Original List Price	\$	\$	\$	\$
List Date				
DOM				
Year Built				
Stories				
# of units				
Price Per Unit		\$	\$	\$
Building Size				
Price Per Sq. Ft.		\$	\$	\$
Lot Size				
Condition				
Location				
View				
Parking				
Zoning				
Property Type/Use				
Data Source				
Distressed Sale				
Overall Comparison				
Describe any similarities or differences between the subject and the comparables.				
List 1.				
List 2.				
List 3.				

**REPAIRS** (Recommended repair items are indicated by a check mark in the "R" column)

R	Description	Amount
		\$
		\$
		\$
		\$
		\$
		\$
Are repairs recommended?	Total Recommended Repairs: \$	Total Repairs: \$
Has the property been vandalized?:	Is the property boarded?:	

**VALUE RECONCILIATION COMMENTS**

**MARKET PRICES**

As Is: \$	As Repaired: \$	90 Day Quick Sale: \$
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**BPO PREPARATION**

Broker Firm Name:	Preparer:	Inspection Date:
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# FINANCIAL ASSET SERVICES, INC.

## Subject Photo Addendum

<b>Client Name:</b>	
<b>Subject Property:</b>	



Subject Front Photo



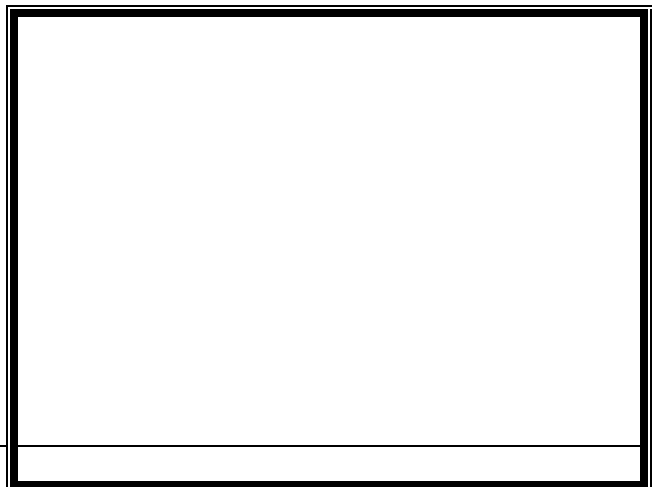
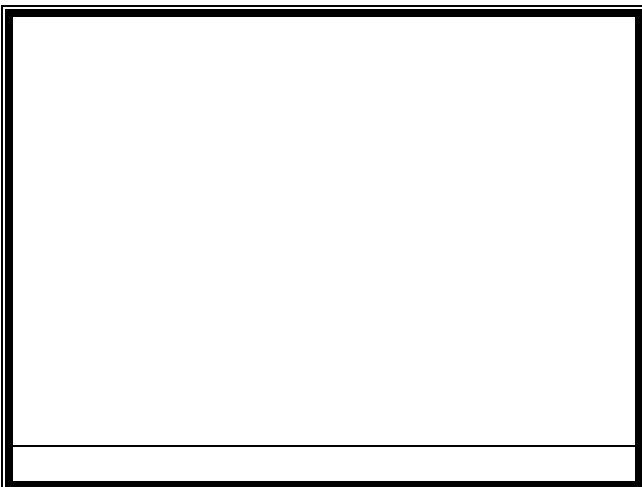
House Number Identification



Subject Side Photo



Subject Street Photo





# FINANCIAL ASSET SERVICES, INC.

## Comparable Photo Addendum

<b>Client Name:</b>	
<b>Loan Number:</b>	
<b>Subject Property:</b>	



**List Comp 1**



**Sold Comp 1**



**List Comp 2**



**Sold Comp 2**



**List Comp 3**



**Sold Comp 3**

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."