

EMC

MORTGAGE CORPORATION

222 W. Las Colinas Blvd. Ste. 600
 Irving, Tx. 75039
 1-800-723-3005
 Fax: 972-831-2521

BROKER PRICE OPINION

This is a Drive-By Inspection
 This is an **Int./Ext.** Inspection

FOR EMC USE ONLY	
LOAN #	
REC'D BY	

Project Name Update
 Loan No. Loan Seq. No.
 EMC Contact _____

Property Description/Condition

Property Address			City		State		Zipcode		
Mortgagor's Name/ (Title Vested In)		Currently Listed?	Previous DOM	Previous LP	Current LP	Listing Company			
RECOMMENDED INSPECTIONS			Property Type	Vacant / Occupied		Condition		Potential Rent Amt.	
			SF	Vacant		Excellent			
Comments on Subject Property Condition									
Subject Property	Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built

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

Comparable Sales		Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built
1										
2										
3										
4										
	Prox. to Subject (blk/mi)	Owner	Finance Type	Personally Inspected?	Condition	Sale Date	DOM	Orig. LP	LP @ Sale	Sale Price
1		O/O	CASH		Excellent					
2		O/O	CASH		Excellent					
3		O/O	CASH		Excellent					
4		O/O	CASH		Excellent					
Home most Comparable to Subj.		Comments								
1										
2										
3										
4										

Comparable Listings		Sq. Ft.	# Units	#Rms	# Bed	# Bath	Bsmt (% fin)	Garage	Lot Size	Yr. Built
1										
2										
3										
4										
	Prox. to Subject (blk/mi)	Owner	Finance Type	Personally Inspected?	Condition	List Date	DOM	Orig. LP	Current List Price	List Price
1		O/O	CASH		Excellent					
2		O/O	CASH		Excellent					
3		O/O	CASH		Excellent					
4		O/O	CASH		Excellent					
Home most Comparable to Subj.		Comments								
1										
2										
3										
4										

Please indicate owner type: REO (i.e. FNMA, HUD, VA ...), Owner Occupant, Investor, Relo

Marketability of Subject

Explain any functional/economic obsolescence		
Identify any Postive or Negative site/location influences		
Describe any anticipated resale problems		
Indicate type (s) of financing subject will not qualify for and why	Probable purchaser (first time, investor, etc.)	Probable financing
Explain any possible hazardous conditions		
List personal property left on premises		

Neighborhood Data

	Increasing	Stable	Decreasing
Housing Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number Of Listings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	(+) <input type="checkbox"/> %	<input type="checkbox"/>	(-) <input type="checkbox"/> %
Insert the Monthly %:	<input type="text"/> % Appreciation		<input type="text"/> % Depreciation
Pride of Ownership	<input type="checkbox"/> Excellent	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Number of listings in immediate area:	<input type="text"/>	Price Range: Low \$ <input type="text"/> High \$ <input type="text"/>	
Number of houses in direct competition with subject:	<input type="text"/>	Price Range: Low \$ <input type="text"/> High \$ <input type="text"/>	
Average marketing time of Comparable Sales:	<input type="text"/>	of Comparable Listings:	<input type="text"/>
Average time to close loans:	<input type="text"/> Days		
Any New Construction nearby	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, Describe:	<input type="text"/>		
Price range of New Construction	Low \$ <input type="text"/>	High \$ <input type="text"/>	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial
Describe any existing Vandalism	<input type="text"/>		
Describe any special assessments, proposed or pending	<input type="text"/>		
Describe factors that would affect the subject's marketability	<input type="text"/>		

Rental Market: Please comment on lease potential, including price range of rental market:

CO-OP CONDO DATA

Any recent sales?

Number of Units in Bldg.	Number of Units Sold <input type="text"/>	Number of Sponsor/Investor Units Held <input type="text"/>
List any dues or maintenance charges:	\$ <input type="text"/>	Arrears \$ <input type="text"/>
Explain any anticipated maintenance increases or special assessments: <input type="text"/>		

CO-OPS	What is the sublet policy? <input type="text"/>	
	Is there a flip-tax: if so, indicate amount: <input type="text"/>	
	Financial condition: <input type="checkbox"/> Solvent <input type="checkbox"/> Bankruptcy <input type="checkbox"/> Receivorship	
Is the sponsor current on their obligations? <input type="checkbox"/>		

Total Shares of ASP <input type="text"/>	No. Shares Per Unit <input type="text"/>
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Are 3rd party lenders financing sales in the building? Yes No

Name of Managing Agent/Company: <input type="text"/>	Phone No.: <input type="text"/>
Is Condo / <input type="checkbox"/> CO-OP, <input type="checkbox"/> Rent Controlled, or <input type="checkbox"/> Stabilized? If so, explain <input type="text"/>	
Number of Total Shares: <input type="text"/>	

HOMEOWNER'S ASSOCIATION INFORMATION

Association Name	Address	State	Zip	Telephone No.
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Homeowner's Assoc. Dues/ Condo Fees	Due Date	Date of Last Payment	Any Delinquencies	List any maintenance and utilites included
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

HIGH AND LOW MARKET VALUES SHOULD BE BASED ON 90-120 DAYS MARKETING TIME

AS-IS LOW	\$ <input type="text"/>	SUGGESTED LIST PRICE	\$ <input type="text"/>
AS-IS HIGH	\$ <input type="text"/>		
(INT/EXT) REPAIRED VALUE	\$ <input type="text"/>	(INT/EXT) REPAIRED LP	\$ <input type="text"/>
ESTIMATED LAND/LOT VALUE	High \$ <input type="text"/>	Low \$ <input type="text"/>	

BROKER INFORMATION

Broker /Agent Signature (Sign Below: Blue/Black Ink Only)	Phone Number	Fax Number	<input type="text"/>
			Date <input type="text"/>
Type Your Name, Address, and Company <input type="text"/>			
DISTANCE FROM OFFICE TO SUBJECT PROEPRTY	<input type="text"/> Blocks	OR	<input type="text"/> Miles

Repairs/ Improvements

Describe the various repairs needed; place the estimated cost of repair in the far right column.	\$
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Addendum

Please use the space below to provide any additional comments regarding market area, conditions, area growth/decline, crime activity, hazards, repairs needed, etc. that would not fit on the BPO Form.

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LEGEND:

Condition: E = Excellent, G = Good, F = Fair, P = Poor, VP = Very Poor

Proximity to subject: Preferably in blocks unless rural area.

SUBJECT PHOTOS

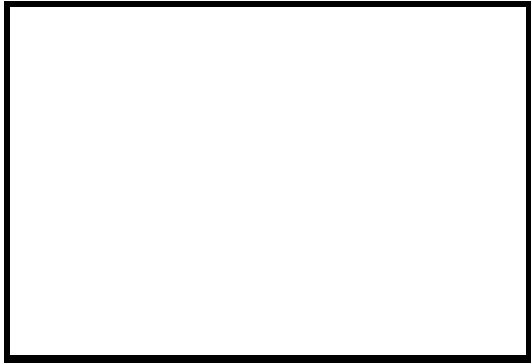






LISTING COMPARABLES

EXTERIOR



ADDRESS:

EXTERIOR



COMPARABLE # 2
ADDRESS:

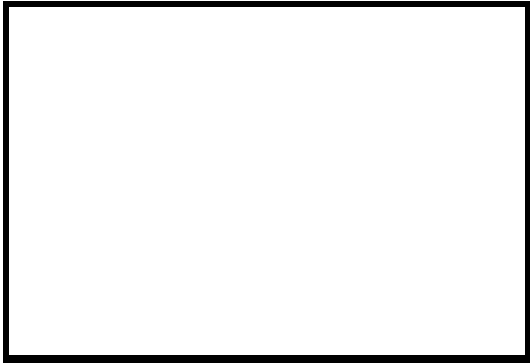
EXTERIOR



COMPARABLE # 3
ADDRESS:

SALES COMPARABLES

EXTERIOR



COMPARABLE # 1

ADDRESS:

LIST PRICE \$ _____

EXTERIOR



COMPARABLE # 2

ADDRESS:

LIST PRICE \$ _____

EXTERIOR



COMPARABLE # 3

ADDRESS:

LIST PRICE \$ _____