

REO #	THIS EVALUATION IS THE Choose	DATE:
Property Address:	Sales Representative:	Client Name:
Firm Name:	Completed By:	
Phone Number:	Fax Number:	

GENERAL MARKET CONDITIONS

There is a Normal Supply of comparable listings in the neighborhood	Current Market Conditions: Depressed
Market Price of this type Property has: Decreased % in past months.	Employment Conditions: Declining
Estimated percentage of owners vs. tenants in neighborhood: % owner occupant % tenant	
Number of competing listings in neighborhood that are REO or Corporate Owned:	Number of boarded/blocked-up homes:

SUBJECT MARKETABILITY

Range of Values in the neighborhood is: to	The subject is an: Over Improvement for the neighborhood
Unit Type: Single Family Detached	Normal marketing time in the area is days.
If Condo or other Mandatory Associations Exist: Fee Monthly Current? Yes If no, amount delinquent	
The fee includes: <input type="checkbox"/> Insurance <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Tennis Other:	
Association Contact: Name:	Number:
Are all types of financing available for the subject property: Yes	If no, explain:
Has subject property been on the market in last 12 months: Yes	If yes, List Price: (attach MLS printout if available)
To the best of your knowledge, why did it not sell?	

COMPETITIVE SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address:				
Prox. to Subject		Blocks	Blocks	Blocks
Gr. Liv. Area/ Price		/	/	/
Sales Price				
Data Source				
Sale Date / DOM		DOM:	DOM:	DOM:

Value Adjustments

Item	Description	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment
Sales Financing Concessions							
Location	Choose	Choose		Choose		Choose	
Site/View							
Design and Appeal							
Qual. Of Construction							
Age							
Condition	Choose	Choose		Choose		Choose	
Above Grade Room Count	Tot Bdr Bath	Tot Bdr Bath		Tot Bdr Bath		Tot Bdr Bath	
Gross Living Area	SF 0	SF 0		SF 0		SF 0	
Bsmt & Fin Rooms Below Grade							
Functional Utility							
Heating / Cooling							
Parking: Number/Type	/ Choose	/ Choose		/ Choose		/ Choose	
Porches, Patio, Pools, etc.							
Special Energy Efficient Items							
Fireplace(s) / Number	Choose /	Choose /		Choose /		Choose /	
Other (e.g. kitchen equip., remodeling)							
Net Adj. (Total)		<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00	<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00	<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00
Adjusted Sales Price of Comparable.			<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>

**MARKETING STRATEGY**

Suggest marketing subject: Choose

Most likely buyer: Choose

**REPAIRS**

Itemize ALL repairs needed to bring property from its present "As-Is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
Grand Total for all Repairs:			<b>\$0.00</b>

**COMPETITIVE LISTINGS**

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address:				
Prox. to Subject		Blocks	Blocks	Blocks
Gr. Liv. Area/ Price	0 /	/	/	/
List Price				
Data Source				
List Date / DOM	/	DOM:	DOM:	DOM:

**Value Adjustments**

Item	Description	Description	+(-) Adjustment	Description	+(-) Adjustment	Description	+(-) Adjustment		
Sales/Financing Concessions									
Location	Choose	Choose		Choose		Choose			
Leasehold/Fee Simple									
Site/View									
Design and Appeal									
Qual. Of Construction									
Age	0								
Condition	Choose	Choose		Choose		Choose			
Above Grade Room Count	Tot	Bdr	Bath	Tot	Bdr	Bath	Tot	Bdr	Bath
	0	0	0.00						
Gross Living Area	SF			SF			SF		
	0			0			0		
Bsmt & Fin Rooms Below Grade									
Functional Utility									
Heating / Cooling									
Parking: Number/Type	0 / Choose	/ Choose		/ Choose		/ Choose			
Porches, Patio, Pools, etc.									
Special Energy Efficient Items									
Fireplace(s) / Number	Choose / 0	Choose /		Choose /		Choose /			
Other (e.g. kitchen equip., remodeling)									
Net Adj. (Total)		<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00	<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00	<input type="checkbox"/> + / <input type="checkbox"/> -	\$0.00		
Adjusted Sales Price of Comparable.			<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>		

**THE MARKET VALUE**

The value must fall within the Indicated value of the Competitive Closed Sales

	CONDITION	MARKET VALUE	SUGGEST LIST PRICE
	As-Is:		
	Repaired:		

**COMMENTS**

Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space required

Signature:

Date: