



Exterior Broker Price Opinion

Client/Intended User: Vision VMC

(Subject Address)

(City)

(State) (Zip Code) (County)

Loan Number(s):
APN:

Inspection Date:
Borrower/Owner of Record:

Property Occupant
Does the Property Appear Secure?

Est. Monthly Rent:
Taxes:

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address							
Proximity							
Sale/List Price							
Sale Date							
Price Per Sq.ft.							
Initial List Price							
Initial List Date							
Current/Final List							
DOM/CDOM							
Sales Type							
Finance Incentives							
Living Area							
#Rooms/Bed/Bath All							
Year Built							
Basement SF/% Fin							
Lot Size							
Property Type							
Style / Quality							
# of Units							
Condition							
Pool/Spa							
View							
Porch/Patio/Deck							
Fireplace							
Garage							
Other Features							
HOA Fees							
Subdivision							
School District							
Data Source - ID							

As-Is Price
Estimate

As-Repaired
Price Estimate

Land Only Price

30-Day Quick
Sale Price

90-Day Marketing Time
Recommended List Price
Recommended Sales Strategy:

☐

Market Time:

	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
SUBJECT									
SALE 1									
SALE 2									
SALE 3									
LIST 1									
LIST 2									
LIST 3									

Neighborhood Data

Population Density

Market Values

Economic Trend

Neighborhood Trend

Housing Supply

REO Driven?

Avg Age of Home

Avg Marketing Time

for Comparable

Listings

Average DOM

Neighborhood Values

Price Range

Median Price

Predominate Value

Condo Factors

Neighborhood Comments:

Negative neighborhood factors that will detract from the subject:

None

Marketability of Subject:		Subject Sale/Listing Information	
Subject Property Comments / External Influences:	Currently Listed		
	List Broker		Broker Contact #
	Initial List Price		Initial List Date
	Current List Price		DOM / CDOM
	Currently Pending?		
	Date of Contract		CDOM to Contract
	Sold last 12 mo.?		
	Sale Price:		Sale Date:
Most Likely Buyer:			
Types of Financing the Subject will NOT qualify for:			
Will this be a problem for resale? If yes, please explain:			

Signature *		BPO Effective Date	
Service Provider Name		License Number	
Service Provider Company		License State	

* Service Provider agreed to digital signature upon submission.

Repairs

Recommended repairs would bring the subject to: \$

Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other		\$ 0
Internal Repair Total:		\$ 0
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 0

Front

Side

Side



Street



Street



What's across from Subject

Comparable Sale #1

Sale Date
Sale Price

Comparable Sale #2

Sale Date
Sale Price

Comparable Sale #3

Sale Date
Sale Price

Comparable Listing #1

List Date
List Price

Comparable Listing #2

List Date
List Price

Comparable Listing #3

List Date
List Price

Disclaimer

Neither Vision VMC nor any of its affiliates, members, managers or contractors makes any representation or warranty as to the accuracy or completeness of the information contained in this Broker Price Opinion. You should use good faith efforts in determining that the content of all information to be provided to or obtained by you is accurate. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee only. The Broker Price Opinion is not to be construed as an appraisal and may not be used as such for any purpose. The purpose of this BPO is to provide an estimate of the probable sales price of the property, utilizing the sales comparison approach methodology and will not be used for loan origination. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit. Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed appraiser must be obtained.

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	

OWNER INFORMATION			
Owner Name		Tax Billing Zip	
Owner Name 2		Tax Billing Zip+4	
Mail Owner Name		Owner Vesting	
Tax Billing Address		Owner Occupied	
Tax Billing City & State		No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value		School District	
Median Home Value Rating		Family Friendly Score	
Total Crime Risk Score (for the neighborhood, relative to the nation)		Walkable Score	
Total Incidents (1 yr)		Q1 Home Price Forecast	
Standardized Test Rank		Last 2 Yr Home Appreciation	

LOCATION INFORMATION			
Zip Code		TGNO	
Carrier Route		Census Tract	
Zoning		Topography	
Tract Number		Township Range Sect	
School District		Neighborhood Code	
Comm College District Code		Within 250 Feet of Multiple Flood Zone	
Location Influence			

TAX INFORMATION			
APN		Tax Appraisal Area	
Alternate APN		Lot	
Exemption(s)		Block	
% Improved		Water Tax Dist	
Tax Area		Fire Dept Tax Dist	
Legal Description			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total			
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2021			
2022			
2023			
Special Assessment	Tax Amount		
Coachella Valley Mosquito & Ri			
Total Of Special Assessments			

CHARACTERISTICS			
County Land Use		Cooling Type	

Universal Land Use	Patio Type
Lot Frontage	Garage Type
Lot Depth	Garage Sq Ft
Lot Acres	Parking Type
Lot Area	Parking Spaces
Lot Shape	Roof Type
Style	Roof Material
Building Sq Ft	Roof Frame
Gross Area	Roof Shape
2nd Floor Area	Construction Type
Basement Sq Feet	Interior Wall
Stories	Exterior
Total Units	Floor Cover
Total Rooms	Flooring Material
Bedrooms	Foundation
Total Baths	Pool
MLS Total Baths	Year Built
Full Baths	Effective Year Built
Half Baths	Other Impvs
Dining Rooms	Equipment
Family Rooms	Porch
Other Rooms	Patio/Deck 1 Area
Fireplaces	Patio/Deck 2 Area
Condo Amenities	Porch 1 Area
Condition	Porch Type
Quality	Building Type
Water	Bldg Class
Sewer	Building Comments
Heat Type	# of Buildings
Heat Fuel Type	

SELL SCORE			
Rating		Value As Of	
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		Pending Date	
MLS Status		Closing Date	
MLS Area		MLS Sale Price	
MLS Status Change Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	
MLS Original List Price			

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	

LAST MARKET SALE & SALES HISTORY			
Recording Date		Sale Type	
Sale Date		Deed Type	
Sale Price		Owner Name	
Price Per Square Feet		Owner Name 2	

Multi/Split Sale	Seller
Document Number	
Recording Date	
Sale Date	
Sale Price	
Nominal	
Buyer Name	
Seller Name	
Document Number	
Document Type	

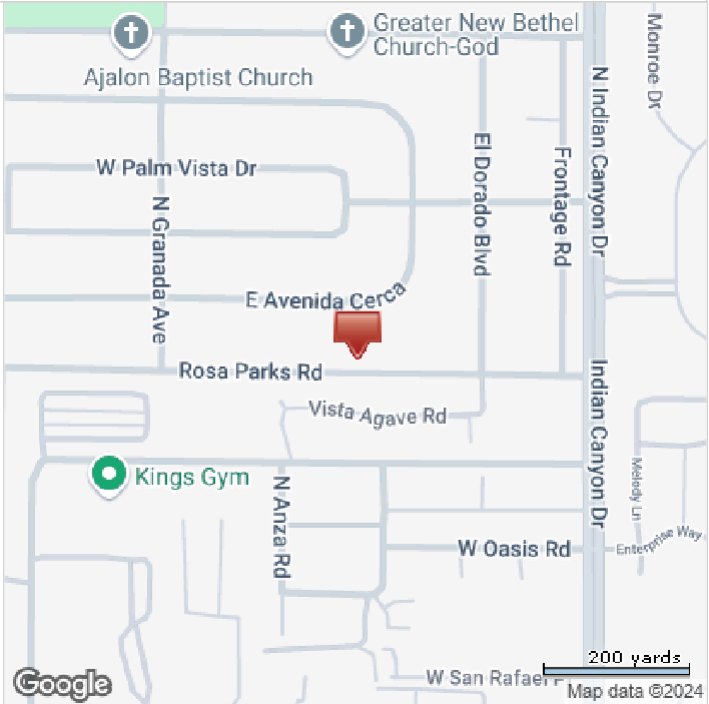
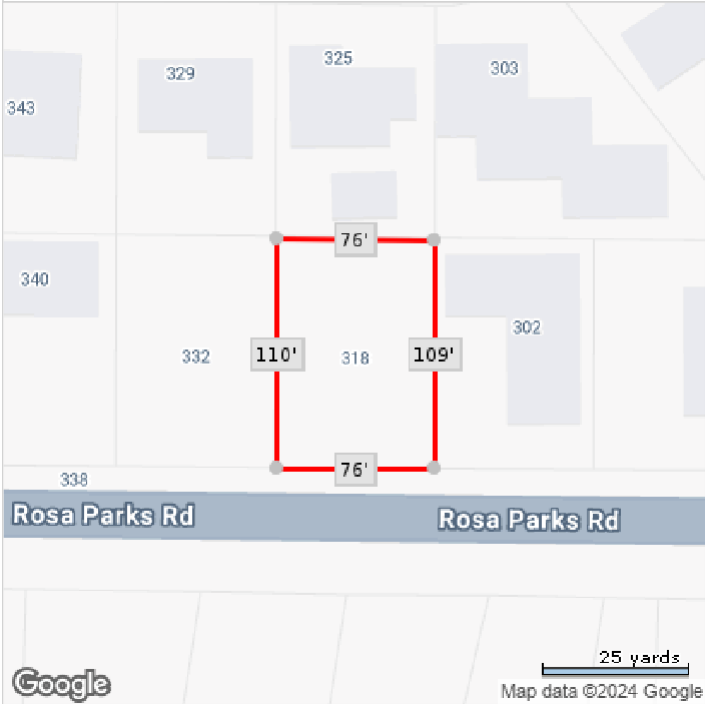
MORTGAGE HISTORY

Mortgage Date
Mortgage Amount
Mortgage Lender
Mortgage Code

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated