

PennyMac BPO Form

Version 1.0

EXTERIOR



Subject Property

Property Address: E7City: E8State: E9Zip: E10

APN: E11Loan #: E12

Order #: E13Order Type: E14Vendor Order #: E15

Borrower: E16Owner of Public Record: E17County: E18

Client: E19Address: E20E21E22E23

Property Type: ☒SFR☐Condo☐Co-op☐PUD☐Manufactured☐Other E25HOA \$ E26per month

Property is new construction: ☒Yes☐NoIs the property currently impacted by a disaster? ☒Yes☐NoIf yes, disaster date: E29

Is the subject property currently listed or has it been listed in past 12 mos.? ☒Yes, currently☐Yes, in Last 12 Months☐NoDOM: E31

Has the subject property been sold in the past 12 mos.? ☒Yes☐NoPrice: E33Date: E34

Original List Price: E35Date: E36Last List Price: E37Date: E38

Listing Broker: E39Listing Broker Company: E40Listing Broker Phone: E41

Occupancy: ☒Owner☐Tenant☐Vacant☐UnknownInspection Type: ☒Exterior☐InteriorInspection Date: E44

Property Secure? ☒Yes☐NoZoning: E46Zoning Data Source: E47

Current Use: E48Projected Use: E49

Subject Property Comments:

E50

Neighborhood

Location: ☒Urban☐Suburban☐RuralProperty Values: ☒Increasing☐Stable☐DecliningMarket Timing: E53Normal Days on Market

Median Market Rent: E54REO Trend: E55Market Timing Trend: E56

Predominant Occupancy: ☒Owner☐TenantIndustrial within 0.25 mi.? ☒Yes☐NoVacancy: ☒0-5%☐5-10%☐10-20%☐20+%

Neighborhood is new construction: ☒Yes☐NoIs there evidence of a disaster? ☒Yes☐NoIf yes, date: E62

Number of Competitive Listings in the Subject Property's neighborhood on the market: E63Price Range \$ E64to \$ E65

Number of Comparable Sales in the Subject Property's neighborhood the last 12 mos.: E66Price Range \$ E67to \$ E68

Neighborhood Description:

E69

Market Conditions:

E70

Red Flags

Damaged ☒Construction ☒Environmental ☒Zoning ☒Market Activity ☒Boarded ☒Stigma ☒Other (See Comments) ☒

Comments:

E79

Repairs		
Repair item	Interior/Exterior	Estimated Cost
E80	E90	\$ E100
E81	E91	\$ E101
E82	E92	\$ E102
E83	E93	\$ E103
E84	E94	\$ E104
E85	E95	\$ E105
E86	E96	\$ E106
E87	E97	\$ E107
E88	E98	\$ E108
Total estimated cost of recommended repairs:		\$ E110

Market Activity

Market Search Parameters

Year BuiltE111

GLA (sq. ft.)E112

Lot Size (sq. ft.)E113

BedE114

BathE115

UnitsE116

Search RadiusE117

Property TypeE118

Comp Age☒Last 6 months☐Last 12 months☐>12 months

Inventory Analysis

Number of closed sales in past 6 monthsE120

6 month absorption rateE121

Active listing/pending sales inventory countE122

Number of months supplyE123

Sales and Listing Information

Past 6 MonthsPast 3 Months

Average list priceE124E125

Average sale priceE126E127

Sale to list ratioE128E129

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