

**Evaluator's Opinion**

SUBJECT INFORMATION

CNI File #:	LEVEL 7 EXAMPLE	Owner Name:	BRIAN VEGA
Property Address:	4719 PRINCETON AVE	Home Phone:	
City, State, Zip:	HOLBROOK, AZ, 86025	Work Phone:	
BPO Requested By (Co. & Contact):	E-VALUE RESOURCE - TERRY CARLSON	Phone:	877-684-9802
Requesting Co. Address:	3000 NORTH GARFIELD STREET	Fax:	877-684-9802
City, State, Zip:	MIDLAND, TX, 79705	e-mail:	TCARLSON@EVRNOW.COM
Real Estate Firm (Co. & Agent):	LAURYN YANEZ	Phone:	698-948-6234
Real Estate Firm Address:	214 N MIDKIFF	Fax:	698-208-9486
City, State, Zip:	HOLBROOK, AZ, 86025	e-mail:	LAURYN@ALLREALESTATE.NET
R.E. Firm Contact (if other than Agent):	LAURYN YANEZ	Phone:	698-948-6234
Form of Ownership:	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Condo <input type="checkbox"/> Coop <input type="checkbox"/> Leashold <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Single Family <input type="checkbox"/> PUD		
Occupant:	<input type="checkbox"/> Homeowner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		
Annual Taxes: \$ 3714PER	List any special assessments, amounts, and due dates (including municipal. Homeowner's Association dues, etc.):		

INSP

Comment if real estate and / or Homeowner's Association dues affect marketability:

Water Company:	HOLBROOK CITY	Gas Company:	DTE
Electric Company:	DTE	Other Company:	N/A
Home owner's Association:	N/A	HOA Address:	N/A
HOA Contact Name:	N/A	HOA Amount:	N/A

Personal property that remains (ex: refrigerator, range, ceiling fans, etc.)  
 NONE

List any customary or required inspections (ex: municipal, C.O. radon, asbestos, underground fuel tanks, etc.):  
 ALL, CONTRACTORS, GENERAL MAINTENANCE ISSUES

List any recommended inspections and why (including, but not limited to well, septic, radon, roof, systems, surveys, etc.):  
 ALL, CONTRACTORS, GENERAL MAINTENANCE ISSUES

List any required disclosures, if any:

NEIGHBORHOOD

Subject location type:  Urban  Suburban  Rural  Resort

Price Range: \$5,000.00 to \$40,000.00 Property Values are:  Increasing  Stable  Declining

Marketing Time: List to Contract(check one):  30 days  60 days  90 days  120 days  150 days  180  >180.  
 Ave. time to close loan:

<b>Competing Listings</b>	-Number in subject's neighborhood / marketing area in the last 4 months:	25	/	25
	-Availability:	<input type="checkbox"/> Shortage <input type="checkbox"/> In ballance with demand <input checked="" type="checkbox"/> Oversupply		
	-Type (estimate, total = 100%):	0 % New Homes	70 % Resale	30 % REO 0 % Corporate
<b>Closed Comparable Listings</b>	-Number in subject's neighborhood / marketing area in the last 4 months:	25	/	25
	-Availability:	<input type="checkbox"/> Shortage <input type="checkbox"/> In ballance with demand <input checked="" type="checkbox"/> Oversupply		
	-Type (estimate, total = 100%):	0 % New Homes	70 % Resale	30 % REO 0 % Corporate

Is there new construction activity in the neighborhood / marketing area?  Yes  No If 'yes', are incentives offered?  Yes  No  
 Describe any marketing building incentives being offered on competing listings that may adversely affect the subject's value:  
 SUBJECT IS IN GOOD TO FAIR CONDITION, IT NEEDS SOME MAINTENANCE. (INTERIOR PAINT, CLEANING). ROOF SHOWING SOME WEAR

SUBJECT

Is the subject currently listed?  Yes  No Orig. List Price: \$19,900.00 Last List Price: \$19,900.00  
 Listing Company / Agent / phone: LAURYN YANEZ / 698-948-6234

Comment on the subject's floor plan / design (appeal, flow, functionality, color scheme, etc.) and it's positive or negative influence on marketability:  
 HOME IS A BUNGALOW HOME WITH FIREPLACE, COVERED FRONT PORCH EXTERIOR LOOKS GOOD BUT INTERIOR NEEDS MINOR REPAIRS

FINANCING

Describe the most probable means of financing and terms for the subject:  
 CASH/CONVENTIONAL

Is the financing typical for the area?  Yes  No

Does the seller presently pay points for this type of loan?  Yes  No If 'yes', how many?  
 Comment on any other seller financing concessions that are needed to sell the property:  
 NONE

Will the subject presently qualify, as is, for FHA / VA financing?  Yes  No If 'yes': VA/FHA: 7 % (rate)+ 0 (points)  
 Do you anticipate any issues that would affect the ability to secure financing for the property (ex: condition, zoning, environmental, HOA, etc.)?  
 Yes  No If 'yes', comment:

CONDITION

**REQUIRED INFORMATION:** Based on "the most probable means of financing," what repairs and improvements (R & I) are needed for the lender requirements, and / or recommended to enhance the subject's marketability.

Interior Items	R & I Estimate	Value Added	Exterior Items	R & I Estimate	Value Added
PAINTING	\$2,500.00	\$2,500.00	ROOF	\$1,000.00	\$1,000.00
CLEANING	\$500.00	\$500.00			
<b>Total Interior:</b>	\$3,000.00	\$3,000.00	<b>Total Exterior:</b>	\$1,000.00	\$1,000.00
<b>TOTAL ESTIMATED interior and Exterior R&amp;I:</b>		<b>\$4,000.00</b>			

Comment on any other specific items that may effect the marketing and eventual selling price for this property that did not logically fall into any previous (if you have additional comments, please attach a seperate page)

CNI File #:		Owner Name:											
ITEM	SUBJECT			COMP. LISTING #1			COMP. LISTING #2			COMP. LISTING #3			
Address, City				4770 FLANDERS; HOLBROOK, AZ			5410 SEYMOUR; HOLBROOK, AZ			5817 SARATOGA; HOLBROOK, AZ			
Proximity to Sub				0.5 MILE			0.5 MILE			0.5 MILE			
Original List				\$19,900.00			\$26,200.00			\$24,900.00			
Current List				\$19,900.00			\$26,200.00			\$24,900.00			
Days-on-market				60			30			1235			
Style	BUNGALOW			BUNGALOW			BUNGALOW			BUNGALOW			
Car Storage / Type	2 CAR			2 CAR			2 CAR			2 CAR			
Approx. Age	66			65			67			61			
Lot Size	0.08 ACRE			0.12 ACRE			0.12 ACRE			0.11 ACRE			
Approx. Living Area	1,012 Sq. Ft.			1,205 Sq. Ft.			1,212 Sq. Ft.			1,018 Sq. Ft.			
Source of square footage?	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other	
Above Grade Rm Count	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1	
Basement area	900 SQ FT			900 SQ FT			900 SQ FT			900 SQ FT			
Finished Rms	6			7			6			6			
Deck / Patio	DECK			DECK			PORCH			PORCH			
Pool / Spa	NONE			NONE			NONE			NONE			
Type Air Conditioning	FORCED			FORCED			FORCED			FORCED			
Type Heating System	CENTRAL			CENTRAL			CENTRAL			CENTRAL			
Financing / concessions	CASH			CASH			CASH			CASH			
Location	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
Lot Characteristics	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
View	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
Floor Plan Utility	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
Ext. Condition Appeal	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
Int. Condition Appeal	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	
Overall Rating Compared	to Subject Property:			<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse	<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse	<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse	
Describe value-related differences between the subject and current listings (including financing, terms, condition, location, appeal, deferred maintenance, utility, view, and days-on-market). Also, note if the contact or agent has inspected the comparable's interior.													
Listing #1 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH COVERED FRONT PORCH, MATURE TREES FULL BASEM									
Listing #2 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH COVERED FRONT PORCH, PARTIALLY FINISHED BASE									
Listing #3 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH COVERED FRONT PORCH, FULL BASEMENT DET GARAG									

ITEM	SUBJECT			COMP. SALE #1			COMP. SALE #2			COMP. SALE #3		
Address, City				2587 LAING STREET; HOLBROOK, AZ			4721 NOVAIRA AVENUE; HOLBROOK, AZ			5281 GLEENWOOD; HOLBROOK, AZ		
Proximity to Sub				0.5 MILE			0.5 MILE			0.5 MILE		
Final List Price				\$19,900.00			\$24,900.00			\$19,900.00		
Sale Price				\$16,500.00			\$19,000.00			\$19,000.00		
Under Contract Date				06/25/2007			07/25/2007			07/20/2007		
Closing Date				08/06/2007			08/22/2007			08/09/2007		
Days-on-market				21			9			96		
Style				BUNGALOW			BUNGALOW			BUNGALOW		
Car Garage / Type	2 CAR			NONE			2 CAR			2 CAR DETACHED		
Approx. Age	66			66			64			79		
Lot Size	0.08 ACRE			0.1 ACRE			0.09 ACRE			0.1 ACRE		
Approx. Living Area	1,012 Sq. Ft.			1,054 Sq. Ft.			1,123 Sq. Ft.			1,150 Sq. Ft.		
Source of square footage?	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> MLS	<input type="checkbox"/> Other
Above Grade Rm Count	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1	Tot 6	Brms 3	Bath 1
Basement Area	900 SQ FT			900 SQ FT			900 SQ FT			900 SQ FT		
Finished Rms	6			6			7			7		
Dech / Patio	DECK			PORCH			PORCH			PORCH		
Pool / Spa	NONE			NONE			NONE			NONE		
Type Air Conditioning	FORCED			FORCED			FORCED			FORCED		
Type Heating System	CENTRAL			CENTRAL			CENTRAL			CENTRAL		
Financing / concessions	CASH			CASH			CASH			CASH		
Location	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
Lot Characteristics	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
View	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
Floor Plan Utility	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
Ext. Condition's Appeal	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
Int. Condition Appeal	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ave.	<input type="checkbox"/> Fair
Overall Rating Compared	to Subject Property:			<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse	<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse	<input type="checkbox"/> Better	<input checked="" type="checkbox"/> Equal	<input type="checkbox"/> Worse
Describe value-related differences between the subject and current listings (including financing, terms, condition, location, appeal, deferred maintenance, utility, view, and days-on-market). Also, note if the contact or agent has inspected the comparable's interior.												
Sale #1 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH NICE LANDSCAPING, BANK OWNED.								
Sale #2 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH COVERED FRONT PORCH, FULL BASEMENT.								
Sale #3 Inspected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Comments:	BRICK HOME WITH, FULL FINISHED BASEMENT, DETACHED GARAGE.								

**FINAL ESTIMATE OF VALUE**

*Based on a 91 - 120 Day MARKETING TIME* Unless given alternative marketing time		"AS IS"	"AS REPAIRED"	<b>AGENTS RECOMMENDATION</b> (Based on your Est. Mktg. Time)	
SALES PRICE	\$17,500.00		[SalePriveRepaired]	STRATEGY:	<input checked="" type="checkbox"/> "AS IS" <input type="checkbox"/> "AS REPAIRED"
SUGGESTED LIST	\$18,500.00		CASH	Days List to Contract:	150 Days Contract to Close: 30
				SALES PRICE:	\$17,500.00

Clayton File #: LEVEL 7 EXAMPLE  
Inspection Date: 10/01/2007

Real Estate Firm: BPOSONLINE.COM  
RE Firm Tax ID #: 6849802

Preparer Name: BPOSONLINE.COM  
Agent Preparer Signature: -S- BPOSONLINE.COM

**DIGITAL PHOTO ADDENDUM**

**Loan #:** LEVEL 7 EXAMPLE

**Address:** 4719 PRINCETON AVE, HOLBROOK, AZ 86025

**FRONT OF SUBJECT**



**REAR OF SUBJECT**



**SIDE YARD**



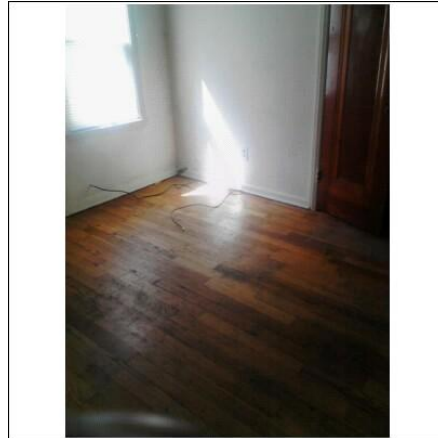
**KITCHEN**



**BEDROOM**



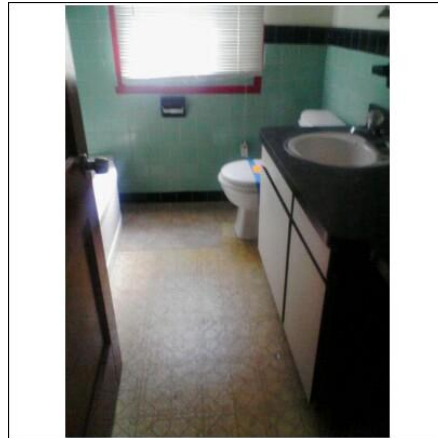
**BEDROOM**



**BEDROOM**



**BATHROOM**





DIGITAL PHOTO ADDENDUM

Loan #: LEVEL 7 EXAMPLE

Address: 4719 PRINCETON AVE, HOLBROOK, AZ 86025

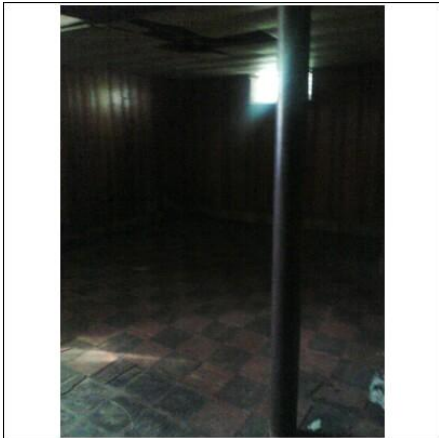
LIVING ROOM



DINING ROOM



BASEMENT



SOLD COMP 1



SOLD COMP 2



SOLD COMP 3



LISTED COMP 1



LISTED COMP 2



**DIGITAL PHOTO ADDENDUM**

**Loan #: LEVEL 7 EXAMPLE**

**Address: 4719 PRINCETON AVE, HOLBROOK, AZ 86025**

**LISTED COMP 3**

