



The Performance Company

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BROKER OPINION OF VALUE - Exterior Photos Required. Interior Photos Required if Listed or Vacant. BPO IS NOT CONSIDERED COMPLETE UNTIL ALL PHOTOS (SUBJECT PHOTOS & ALL COMP PHOTOS) HAVE BEEN RECEIVED BY MIDWEST.

IF DIFFICULT TO VIEW PROPERTY, TAKE PHOTOS FROM MULTIPLE ANGLES OF FRONT OF SUBJECT PROPERTY

Property Address: _____ Loan #: _____ Borrower: _____
City: _____ State: _____ Zip: _____ ID# _____
Subject is: Urban [] Suburban [] Rural [] Population _____ If not urban, nearest city _____

RANK THE FOLLOWING: 1 2 3 4 5 6 7 8 9 10
Subject Property: Undesirable [] [] [] [] [] [] [] [] [] [] Desirable
Neighborhood Desirability: Least Desirable [] [] [] [] [] [] [] [] [] [] Most Desirable
Neighborhood Housing Prices: Lowest In Town [] [] [] [] [] [] [] [] [] [] Highest in Town
Neighborhood Age: Very Old [] [] [] [] [] [] [] [] [] [] Very New
Crime / Vandalism Expected: Much [] [] [] [] [] [] [] [] [] [] None

Please fill in the tax and fee section completely and accurately. If possible, please attach a printout of the tax info from the MLS or county.
Curr. Annual Prop. Tax Amount (Required) _____ Month(s) in which taxes are payable _____
Assessor's Parcel Number (APN) _____ County _____
Name of Taxing Authority(ies)? (Required) _____ Telephone #(s) of Tax Authorities? _____
Past Due Property Tax Amount (Required) _____ Year(s) for which taxes are past due _____
Home Owner Association Fees? Yes [] No [] \$ _____ Special Assessments? Yes [] No [] \$ _____

PROPERTY DESCRIPTION:

Table with 8 columns: Style, Type, Lot Size, Sq Ft., Rms/BR/BA, Basement?, Garage, Yr. Built, Amenities

Subject's last sale price _____ Date of last sale of subject _____
Subject listed for sale w/in last 12 mos? Yes [] No [] Price _____ # of Days on Market? _____
Is Subject Currently Listed for Sale? Yes [] No [] Broker Name _____ Phone _____
Comments on current or previous listing _____
Is Subject Vacant? Yes [] No [] If Vacant, is subject secured? Yes [] No []
Were you able to inspect the interior of the subject property? Yes [] No [] Comments on Occupancy _____

Table with 2 columns: Property Condition, Comments on Property Condition and Neighborhood
Property Condition: Curb Appeal, Maintenance, Neighborhood Pride of Ownership

Are there Municipal liens/penalties for vacant properties? Yes [] No [] Comment _____
Is the Subject in a HUD designated Flood Zone? Yes [] No [] Comment _____
Are there potential: Zoning/Easement problems? Yes [] No [] Comment _____
Are there any potential Environmental problems? Yes [] No [] Comment _____

Estimated % of tenant occupied properties in neighborhood? _____ Average Lease Amount _____
Estimated # of properties available for lease in neighborhood? _____
Number of Vacant/boarded homes in neighborhood _____ On subject property's street _____ Comment _____
Number of listings in immediate area _____ Price Range: Low _____ High _____ Average _____
Number of listings presently for the market area _____ Number of listings last year at this time _____
Average days on market in area for: Comparable Listings _____ Comparable Solds _____
Market presently: Appreciating [] Depreciating [] Rate of Apprec/Deprec per month % _____
Number of listings: Increasing [] Stable [] Decreasing [] Housing Supply is: Increasing [] Stable [] Decreasing []

Subject Property	Lot Size	Style	Yr. Built	Sq Ft.	Rms/BR/BA	Basement & % finished	Garage?	Sale Date	DOM	Present Condition	Did Seller Assist w/Buyer's CC's (\$)?	Sale Price

Comparable Sold (in order of most comp. to least)	Distance from Sub.	Lot Size (sq ft)	Style	Yr. Built	Sq Ft.	Rms/BR/BA	Bsmnt & % finished	Garage # of Spaces	Sale Date	DOM	Present Condition	Did Seller Pay Buyer's CC's (\$)?	Orig. List Price	Sale Price
1)														
2)														
3)														

Comp 1) _____
 MLS # _____

Comp 2) _____
 MLS # _____

Comp 3) _____
 MLS # _____

Comparable Listings (in order of most comp. to least)	Distance from Sub.	Lot Size (sq ft)	Style	Yr. Built	Sq Ft.	Rms/BR/BA	Bsmnt & % finished	Garage # of Spaces	Did You Inspect?	DOM	Present Condition	Is it Bank Owned?	Orig. List Price	Current List Price
1)														
2)														
3)														

Listing 1) _____
 MLS # _____

Listing 2) _____
 MLS # _____

Listing 3) _____
 MLS # _____

Comparable Leased Properties	Distance from Sub.	Lot Size (sq ft)	Style	Yr. Built	Sq Ft.	Rms/BR/BA	Bsmnt & % finished	Garage # of Spaces	Did You Inspect?	DOM	Present Condition	Is it Bank Owned?	Orig. List Price	Current List Price
1)														
2)														
3)														

Lease 1) _____

Lease 2) _____

Lease 3) _____

Comments – Describe factors which would affect the subject's marketability (neighborhood, condition, noise, traffic, etc.):

Drive by repairs: Use the space below to describe any repairs needed that you are aware of or can see. You may check more than one box for each item:

Description of repairs	Lender Required Repair	Initial Cleanup	Property Preservation	Repair for Repaired Sale	Est. Cost to complete
1) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
5) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

TOTAL REPAIR COSTS for: Initial clean up _____ Repaired Sale _____

Are Seller Paid Termite Inspection/Repairs customary for your region? Yes No If so, what is the typical amount to treat/repair property? \$ _____

	Ant. List Price	Sale Price As Is	Sale Price As Repaired	Stabilized Value	Estimated Mo. Lease Amt.
BPO Value of Subject Property					
Estimated Months to Sell and Close Property					
Estimated Land / Lot Value			Year & quarter to Stabilize		

Broker / Agent Name: _____ Phone Number: _____

Company Name: _____ Mobile Number: _____

Address: _____ E-Mail Address: _____

BPO Completion Date: _____

ADDITIONAL PHOTOGRAPH ADDENDUM

Property Address: _____ Loan #: _____ Borrower: _____
City: _____ State: _____ Zip: _____ ID# _____

Subject Property – Front View



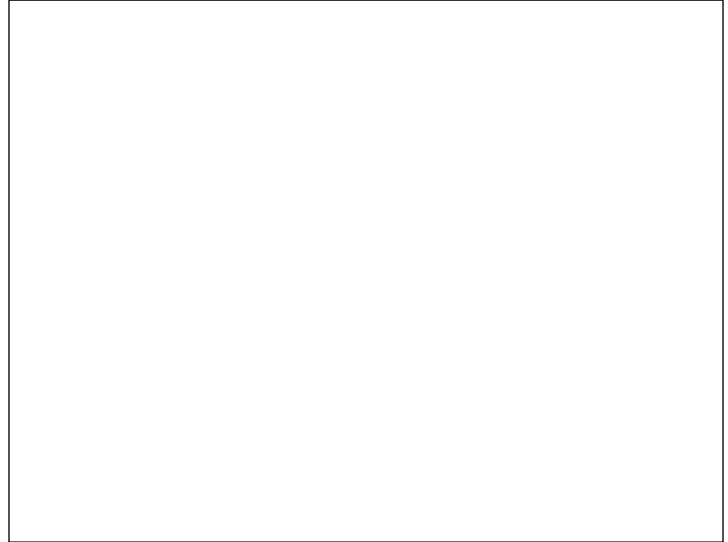
Subject Property Amenity Photo



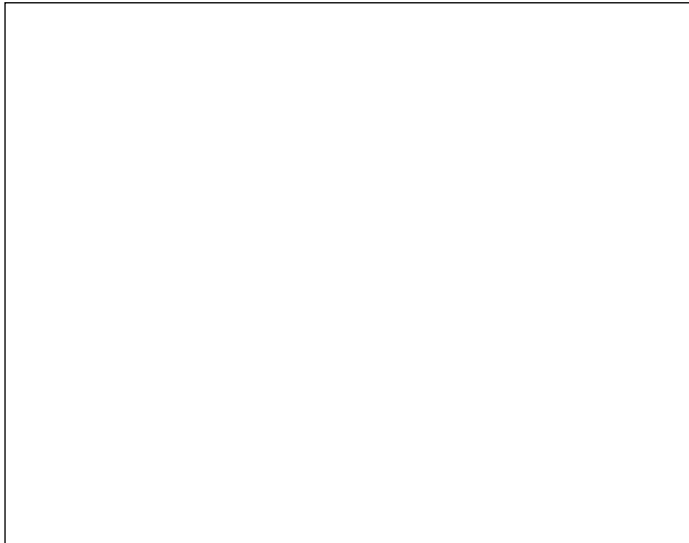
Subject Property – Side



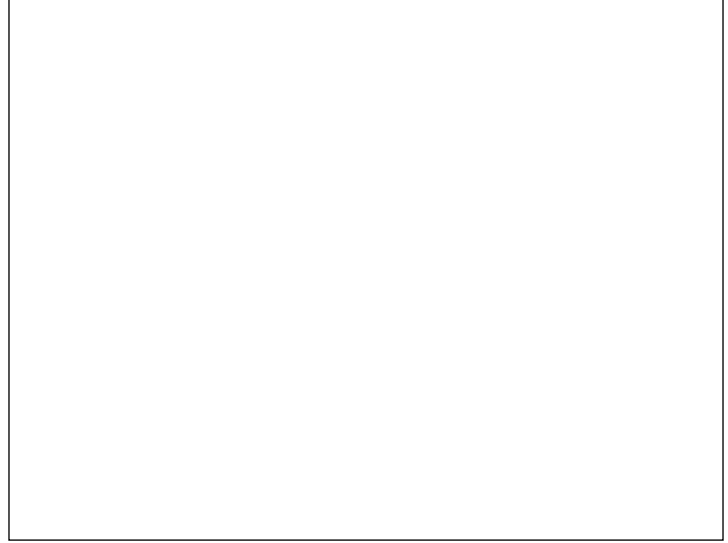
Subject Property - Rear



Subject Property – Street View



Subject Property Negative Factor



ADDITIONAL PHOTOGRAPH ADDENDUM

Property Address: _____ Loan #: _____ Borrower: _____
City: _____ State: _____ Zip: _____ ID# _____

Comparable Sale #1



Comparable Listing #1



Comparable Sale #2



Comparable Listing #2



Comparable Sale #3



Comparable Listing #3

