RESIDENTIAL BROKERS PRICE OPINION

Owner:		**Beal # & L/O:**	LFS Order #:

Address:	
Prop Type:	

BROKER ATTACH SEPARATE SHEET FOR ADDITIONAL COMMENTS:

PLEASE COMPLETE THE FOLLOWING:

Property Type: ☐ Detached SFR ☐ Townhouse ☐Condo ☐ 2-4 Plex ☐ Other_____

SQ FT: _____ Vacant? ☐Yes / ☐No If townhouse or condo project, please estimate project occupancy _____%

Neighborhood Desirability	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Least Desirable In Town									Most Desirable In Town
Area Income	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Lowest In Town									Highest in Town
Number of Vacant Buildings	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Many									Few
Vandalism Expected	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Much									None
Age of Neighborhood	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Very Old									Very New
Area Rents for Apartments and Offices	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Lowest in Town									Highest in Town
Neighborhood Housing Prices	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Lowest In Town									Highest in Town
Neighborhood prices over next 10 years expected to	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Decline				Stable					Appreciate
Urban/Suburban	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Urban									Suburban
Subject Property	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Undesirable									Very Desirable
Subject Maintenance Condition	☐1. .	☐2 . .	☐3 . .	☐4 . .	☐5 . .	☐6 . .	☐7 . .	☐8 . .	☐9 . .	☐10
	Needs much work									In excellent repair

3 Best Sale Comparables Within Last 12 Months

Sale Date	Address	Sq Ft	Sale Price	Comments (Proximity to Subject, etc.)

Quick Sale Value _____ **Normal Marketing Sale Value** _____
(30 to 60 Days) **(2 to 6 Months)**

ATTACH **MINIMUM OF 6 PHOTOS** OF SUBJECT PROPERTY (DIFFERENT VIEWS)

Broker's Name_____ **Date** _____

Phone Number _____ **Company**_____

DO NOT UNDER ANY CIRCUMSTANCES CONTACT ANY OWNERS!!!