

REO#

IV. MARKETING STRATEGY

As-is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner occupant Investor

V. REPAIRS

Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____

GRAND TOTAL FOR ALL REPAIRS \$ _____

VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3					
Address													
Proximity to Subject		REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>			REO/Corp <input type="checkbox"/>					
List Price	\$ _____	\$ _____			\$ _____			\$ _____					
Price/Gross Living Area	\$ Sq.Ft.	\$ Sq.Ft.			\$ Sq.Ft.			\$ Sq.Ft.					
Data and/or Verification Sources													
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	Adjustment	DESCRIPTION	Adjustment	DESCRIPTION	Adjustment	DESCRIPTION	Adjustment				
Sales or Financing Concessions													
Days on Market													
Location													
Leasehold/Fee Simple													
Site													
View													
Design and Appeal													
Quality of Construction													
Age													
Condition													
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths				
	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.			
Basement & Finished Rooms Below Grade													
Functional Utility													
Heating/Cooling													
Energy Efficient Items													
Garage/Carport													
Porches, Patio, Deck Fireplace(s), etc.													
Fence, Pool, etc.													
Other													
Net Adj. (total)		<input type="checkbox"/> + <input type="checkbox"/> -		\$ _____		<input type="checkbox"/> + <input type="checkbox"/> - -		\$ _____		<input type="checkbox"/> + <input type="checkbox"/> -		\$ _____	
Adjusted Sales Price of Comparable				\$ _____				\$ _____				\$ _____	

VI. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales).

AS IS	Market Value	Suggested List Price
	\$ _____	\$ _____
REPAIRED	\$ _____	\$ _____

COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)

Signature: _____

Date: _____