

BROKER PRICE OPINION -

Project Reference #

Empire Contact: Kathy Horner

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Date Ordered:

Date Due:

DRIVE-BY INSPECTION ONLY (with photo)

SUBJECT Property Address: _____

Empire Mortgage

11350 McCormick Road

Executive Plaza III, Suite 502

Hunt Valley, Maryland 21031

Ph: (800) 785-6499 x 114

E-Fax: (443) 705-1488

www.empmtg.com

City: _____

State: TX

ZIP: _____

| OWNER'S NAME | Currently Listed? | DOM | Previous LP | Current LP | Annual Taxes | Past Due Taxes |
|--------------|-------------------|-----|-------------|------------|--------------|----------------|
| | | | | | | |

| RECOMMENDED INSPECTIONS - please check | | | | Property Type | Vacant / Occ | Condition | Fair Market Rent |
|---|-------------------------------------|--------------------------------------|---|---------------|--------------|-----------|------------------|
| Termite <input type="checkbox"/> | Structural <input type="checkbox"/> | Well/Septic <input type="checkbox"/> | Physical Insp. <input type="checkbox"/> | | | | |
| Systems <input type="checkbox"/> Other: _____ | | | | | | | |

Comments on subject's condition:

Marketability of subject (Explain any external obsolescence):

Describe any negative neighborhood factors that will detract for subject:

| SUBJECT PROPERTY | Sq. Ft. | #Units | #Rooms | Bed | Bath | Bsmt (%fin) | Garage | Lot Size | Yr. Built |
|------------------|---------|--------|--------|-----|------|-------------|--------|----------|-----------|
| | | | | | | | | | |

USE COMPS LESS THAN 6 MONTHS OLD (IF IMPRACTICAL, LESS THAN 12 MONTHS)

| Comparable Sales | | Sq. Ft. | #Units | #Rooms | Bed | Bath | Bsmt (%fin) | Garage | Lot Size | Yr. Built |
|------------------|--|---------|--------|--------|-----|------|-------------|--------|----------|-----------|
| #1 | | | | | | | | | | |
| #2 | | | | | | | | | | |
| #3 | | | | | | | | | | |

| | Prox. To Subj.) | Owner | Finance Type | Cond. | Broker inspctd | Sale Date | DOM | Original LP | LP @ sale | Sale \$\$ |
|----|-----------------|-------|--------------|-------|----------------|-----------|-----|-------------|-----------|-----------|
| #1 | | | | | | | | | | |
| #2 | | | | | | | | | | |
| #3 | | | | | | | | | | |

| NOTE: Which is closest comparable | | | Please note any adjustments | | | | | | | |
|-----------------------------------|--|--|-----------------------------|--|--|--|--|--|--|--|
| #1 | | | | | | | | | | |
| #2 | | | | | | | | | | |
| #3 | | | | | | | | | | |

| Comparable Listings | | Sq. Ft. | #Units | #Rooms | Bed | Bath | Bsmt (%fin) | Garage | Lot Size | Yr. Built |
|---------------------|--|---------|--------|--------|-----|------|-------------|--------|----------|-----------|
| #1 | | | | | | | | | | |
| #2 | | | | | | | | | | |

| | Prox. To Subj. | Owner | Finance Type | Cond. | Broker inspctd | List Date | DOM | Original LP | Current LP |
|----|----------------|-------|--------------|-------|----------------|-----------|-----|-------------|------------|
| #1 | | | | | | | | | |
| #2 | | | | | | | | | |

| NOTE: Which is closest comparable | | | Explain comparability to subject | | | | | | | |
|-----------------------------------|--|--|----------------------------------|--|--|--|--|--|--|--|
| #1 | | | | | | | | | | |
| #2 | | | | | | | | | | |

MARKET VALUES SHOULD BE BASED ON 90 DAY MARKETING TIME

| | | | |
|---|----------|-----------------------------|----------|
| AS IS Value: | \$ _____ | Suggest AS IS List Price | \$ _____ |
| Interior/Exterior REPAIRED Value | \$ _____ | Suggest REPAIRED List Price | \$ _____ |
| If Mobile/Manufactured Home, please indicated the value of the land only: | | | \$ _____ |

Broker Signature: _____

Date: _____

Broker Name: _____

Phone #: _____

Company Name: _____

Fax #: _____

Address: _____

E-mail: _____

City: _____ ST: _____ Zip: _____