

BROKER PRICE OPINION -

Project Reference #

Empire Contact: Dan Evensen

E-mail: DanE@empmtg.com

Date Ordered:

Date Due:

DRIVE-BY INSPECTION ONLY (with photo)

SUBJECT Property Address: _____

Empire Mortgage

11350 McCormick Road

Executive Plaza III, Suite 605

Hunt Valley, Maryland 21031

Ph: (800) 785-6499 x 127

E-Fax: (443) 281-0401

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: _____