

1. Subject Property Information

FHA Case #:		Property Address:									
Condition of Property:			Type of Property:			If Multi, # of Units:					
Is Property Vacant?	Y	N	Secure?	Y	N	Vandalized?	Y	N	Winterized?	Y	N
HOA?	HOA Name:		HOA Phone #:			Dues are:					

2. Subject Property Marketability

Current Market Condition:	Marketing Time for Area	Is there new construction nearby?	Y	N
	Average # Days: Low: High:	Price Range:		

3. MPR (Minimum Property Requirement) Repairs for Subject Property (if any)

Description	Estimated Cost	Description	Estimated Cost
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total Estimate of Repairs:			\$

4. Marketing of Subject Property

Positive Features	
Negative Features	
Listing History	
Current Marketing, if listed	
Recommended Marketing	

5. Competitive Listings

Item	Subject			Comparable #1				Comparable #2				Comparable #3			
Address	Subject														
Proximity to Subject	Subject														
Type of Sale															
Incentives Offered															
Location	View														
Curr List \$	Orig List \$														
List Date	DOM														
Room Count	Total	Bed	Bath	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-	Total	Bed	Bath	Adj +/-
Square Feet															
Lot Size (sq. ft.)															
Year Built															
Garage	Carport														
Pool	Spa														
Design/Condition															
Amenities															
Total Adjustments				\$				\$				\$			
Adjusted Value				\$				\$				\$			

Please describe the condition of the comparable listings:

Comp #1:	
Comp #2:	
Comp #3:	



16845 Von Karman Avenue | Suite 100 | Irvine, CA 92606
 Phone: (949) 261-9155 | Toll Free: (800) 960-2526 | Fax: (949) 261-9035

Corp ID #01449151

6. Competitive Closed Sales

Item		Subject				Comparable #1				Comparable #2				Comparable #3						
Address																				
Proximity to Subject		Subject																		
Type of Sale																				
Incentives Offered																				
Location	View																			
List \$	Sold \$																			
Closed Date	DOM																			
Room Count		Total	Bed	Bath		Total	Bed	Bath		Adj +/-	Total	Bed	Bath		Adj +/-	Total	Bed	Bath		Adj +/-
Square Feet																				
Lot Size (sq. ft.)																				
Year Built																				
Garage	Carport																			
Pool	Spa																			
Design/Condition																				
Amenities																				
Total Adjustments						\$				\$				\$						
Adjusted Value						\$				\$				\$						

Please describe the condition of the comparable sales:

Comp #1:	
Comp #2:	
Comp #3:	

7. Comments (Summary of adjustments, market conditions, and other differences between subject and comparable listings and sales affecting value. Please also list the MLS Boards in which property has previously been featured.)

In your opinion, why hasn't this property sold?

In your opinion, is this property hard to sell? Y N If yes, please provide a detailed explanation:

8. Market Value

	Market Value	Suggested List Price
As Is	\$	\$
Complete Repairs	\$	\$

The value for the subject property must be based on 30-90 days list to contract.

LLB Name	LLB Company
LLB Signature	Date


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