

SCOPE PROJECT BROKER'S MARKET SURVEY/PRICE OPINION

Property Address _____

	<u>As Is</u>	Repaired	<u>Cash</u>
Suggested List Price:	\$ _____	\$ _____	\$ _____
Estimated Sales Price	\$ _____	\$ _____	\$ _____
Estimated Market Time	_____	_____	30 day sale value _____

Estimate of recommended repairs: \$ _____ Contribution value if any: \$ _____
 Estimated lender required repairs: \$ _____ Explain ? _____

SUBJECT PROPERTY:

Description	Style	Condition	Sq.Ft.	BR's	Baths	Liv. Rm.	Fam Rm.	Gar	Age	Listed	DOM	List Price
SFR	1 sty	Poor										\$
Comments:												

Is Property Vacant? Yes No **Locked/Secured?** Yes No
Vandalized? Yes No **Winterized?** Yes No
 Development Name: _____ Is Development Built Out: Yes No
 Is Property Mobile Home? Yes No If yes, please provide VIN No. _____
 Special Assessments/Condo/Homeowner Dues: Yes No Amt: \$ _____
 Condo Management Company: _____
 Address and Phone No. _____

List all repairs and provide your best estimate of cost. (indicate an "L" beside those items that are lender required)

Description	Amount	Req.	Description	Amount	Req.
_____	\$ _____	_____	_____	\$ _____	_____
_____	\$ _____	_____	_____	\$ _____	_____
_____	\$ _____	_____	_____	\$ _____	_____
_____	\$ _____	_____	_____	\$ _____	_____
_____	\$ _____	_____	_____	\$ _____	_____
			TOTAL REPAIRS	\$ _____	_____

COMPARABLE SALES (list in order of comparability - should be less than 6 months old)

Address	Cond	Prox to Subj	Sq. Ft.	No. BR'S	No. Baths	Liv RM	Fam RM	Gar.	Age	Date of Sale	DOM	Original List Price	Sales Price	Incentives
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____

Comments: _____

COMPARABLE LISTINGS (List in order of comparability)

Address	Cond	Prox to Subj	Sq. Ft.	No. BR'S	No. Baths	Liv RM	Fam RM	Gar.	Age	Date of Sale	DOM	Original List Price	Current List Price	Incentives
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____
_____	Fair	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	\$ _____	\$ _____	_____

Comments: _____

Neighborhood Data

Neighborhood Trend: Improving: Stable: Declining:
 Pride of Ownership: Excellent: Good: Fair: Poor:
 No. of Listing in immediate Area: _____ Price Range: \$ _____ 000 to \$ _____ 000
 Avg. Marketing Time of Comparable Listings: _____ of Comparable Sales:
 Is this a Mello-Roos/Special Assessment Property? Yes No Amt. of Assessment: \$ _____
Describe any neighborhood factors that will detract from subject:

Is there new construction nearby? Yes No Price Range: \$ _____ 000 to \$ _____ 000

Date Prepared: _____	Broker Office Proximity to Subject Property: _____
Preparer: _____	Phone: _____ - _____ XT: _____ Fax: _____ - _____
Broker Firm Name: _____	e-mail: _____
Address: _____	City/State/Zip: _____

This Form template provided by the **SCOPE Project**
 Project information and related forms can be retrieved at: <http://www.realtorsbaltimore.com/scope/>

This report is not an appraisal and is not intended to be used as one.