

BROKER PRICE OPINION

BORROWER:

| | | | LOAN | J #: | | | | | | |
|--|--------------------|----------------|------------|----------|----------|----------|--------------|-----------------|-----------|-----------|
| Property Address: 1680 Vin | City: | Clay Cit | ty | | | State | e: Ky | Zip Code: | 40312 | |
| The above premises was inspected on: | .4 | b | y: _ | Da | ıvid Tap | ley | | | | |
| The property was: Vacan | t 🗌 (| Occupied | | | | | | | | |
| s the exterior in good repair? | ≺ Yes | □No | Is the | house & | k yard f | ree fron | debris? | ⊠ Ye | es | No |
| Has the property been boarded, screene | | | ☐ Ye | | - | No | | ox Yes | | |
| Has the property been vandalized? | Yes | No No | | | _ | | ,- | | | |
| Details: This is a DW MH that's sets | | | v is behir | nd a gat | e. MH a | nppears | to be in g | ood conditio | on | |
| | | FF, | , | | | Tr | 8 | | | |
| | | | | | | | | | | |
| | | | ~· | | | | | | | |
| Exterior repairs needed (in order of imp Nothing I can see. | oortance) to marke | et property. (| Give a "b | est kno | wledge' | ' estima | te of cost | s. \$ | | |
| rouning rean sec. | | | | | | | | \$ \$ | | |
| | | | | | | | | \$ | | |
| | | | | | | | | \$ | | |
| | | | | | | | | <u>\$</u> \$ | | |
| | | | | | | | | φ | | _ |
| | | | | | | | | \$ | | |
| | | | | | | | | <u>\$</u> \$ | | |
| | | | | | | | | • | | |
| | | | | | | | | | | |
| Color Exterior/Interior Photos Atta | | EIGHBOI | риоо | D DA' | ТА | _ | _ | _ | _ | |
| | 17. | EIGHDUI | XHOO! | U DA | IA | | | | | |
| Property V | Values: | Increasi | ng | | De | clining | | ∑ Stal | ble | |
| Supply/De | Shortage | Ab | undance | e | Normal | | | | | |
| Marketing | Under 3 Months | | | | 6 Mont | hs | Ove | Over 6 Months | | |
| | 24500000 | _ | | | _ | | | <u>—</u> | | |
| | 215000.00 | | Low | \$26000 | | | <u> </u> | .1 | .1 | 0 |
| Number of houses in Direct Competition | | 0 | | | Νι | imber o | f sales in | the past 6 m | ionths: | ? |
| Appraisal/Room count provided by lend | der: Yes | No No | | | | | | | | |
| | | SUBJECT | PROF | ERT | Y | | | | | |
| Address | Style | Age | SQ FT | # Rms | # BRs | # Baths | Gar/CP | List Price | List Date | Fin Terms |
| 1680 Virden Ridge Rd Clay City Ky | DW MH | ? | 1560 | | 3 | 2 | No | | | |
| | | <u> </u> | | <u> </u> | | | | | <u> </u> | |
| | CUR | RENT HO | OMES | FOR S | SALE | | | | | |

SQ FT

1440

1725

Age

1998

?

Rms # BRs # Baths

3

2

2

? 3

?

Style

DW Mh

DW MH

Competitive Listings

KY 40312 4.3 AC

KY 40312

551 W Lone Oak Rd, Clay City,

4237 Snow Creek Rd, Clay City,

List Date Days on

Market

Prox to

Subject

3 Miles

4 miles

Gar/CP

No

No

List Price

49000.00 3/2/2014

89000.00 11/7/2013

| | (| CLOS | SED I | PRO | PER | TIES | ; | | | | | |
|--|---------------------|--------------|---------|------------|---------|---------|--|---------------|------------------------------------|---------------|-------------------|--------------------|
| Competitive Sales | Style | Age | SQ FT | # Rms | # BRs | # Baths | Gar/ CP | List Price | Sale Price | Date Closed | Days on Market | Prox to Subject |
| Housing Plus 49 Brack Blythe Rd Clay City Ky 40312 DB 181-377 on 3-22-13 | | 1998 Hart | | ? | 3 | 2 | No | | 45000.00 | 3-22-2013 | | 5/6 Miles |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Please supply comps even if distance is Very few in this county. | a factor. Explain | any a | bsence | of av | ailabl | e comp | os, i. | e., no sal | es, etc.: Ve i | ry hard to | get co | mps here. |
| | | PRO | PER' | TY V | VAL | UES | | | | | | |
| For Ninety (90) Day Market Period: | Stable | | | | | | As Is Condition: \$ 45000.00 Repaired: \$ 45000.00 | | | | | 0 |
| For Thirty (30) Day Market Period: | stable | | | | | | Quick Sale: \$ 425000.00 Recommended List Price: \$ 56000.00 | | | | | |
| | | MA | RKE | TAF | RILI | ΓV | | | | | | |
| What current market conditions will at | | ne hom | ne? Ava | ailabl | e finai | ncing? | | Nothing sell. | g in market | conditions | will af | fect this |
| | | | | | | | | | es are home on a good lo .C. | | | |
| How do the comps that were used com | pare to the subject | ct? | | | | | | | | | | |
| | | | | | | | | DW MI | H. Same sty | le and clos | e prox | imity. |
| Note specific items that could be a pot | ential problem: | <u> </u> | None th | at I c | ould s | ee. | | | | | | |
| Submitted By: David Tapley | | | | C | ompai | ny: | | | | | | |
| Phone: 60e | 5-307-9454 | | | Fa | ax: | | | | | | | |
| Address: 575 Sunset Blvd | | _ Cit | y/State | : <u>M</u> | ontice | ello | | | | Zip: <u>4</u> | 2633 | |



Checklist of Damages

| is there any varidalism: Tes No 🖂 if yes, where: |
|---|
| |
| Is there any graffiti?: Yes ☐ No ☒ If yes, Where? |
| |
| Is there any damage that appears to be caused by an act of nature?: Yes ☐ No ☑ If yes, Where? |
| |
| Are there any broken windows?: Yes ☐ No ☒ If yes, Where? |
| |
| Are there any broken doors?: Yes ☐ No ☒ If yes, Where? |
| |
| Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) : Yes ☐ No ☒ If yes, Where? |
| |
| What is the condition and approx. age of roof?: 2/3 years and condition is good. Yes □No □ If yes, Where? |
| |
| Is this home boarded? : Yes □ No ⊠ If yes, Where? |
| |