

TAXease
Lien Investments I, LLC

*** Required Property Photos For **Drive By** ***

Property Address: 582 Cerulean Rd. Cadiz, KY; 42211
Loan #: _____

A list of all required pictures is attached below. After you take and upload each picture to your computer, please rename the best picture for each of the required areas based upon the required list below. An example is a picture of an Address Verification is uploaded and given a name on your computer of "Picture 0001". This picture will then be renamed to "Address Verification". All pictures will need to be sent with the completed BPO/Drive By. In addition, if you have taken multiple pictures of an item, such as the kitchen, please send those photo's to Tax Ease also, but you do not have to rename them. Just ensure the best picture for each item is the one you rename.

Address Verification
Street Scene Right
Street Scene Left
Subject Front
Subject Right Side
Subject Left Side
Backyard
MLS Map of Property
Comp. Listing #1
Comp. Listing #2
Comp. Listing #3
Comp. Sold #1
Comp. Sold #2
Comp. Sold #3

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*** Required Property Photos For **Full BPO** ***

Property Address: _____

Loan #: _____

A list of all required pictures is attached below. After you take and upload each picture to your computer, please rename the best picture for each of the required areas based upon the required list below. An example is a picture of an Address Verification is uploaded and given a name on your computer of "Picture 0001". This picture will then be renamed to "Address Verification". All pictures will need to be sent with the completed BPO/Drive By. In addition, if you have taken multiple pictures of an item, such as the kitchen, please send those photo's to Tax Ease also, but you do not have to rename them. Just ensure the best picture for each item is the one you rename.

Address Verification
Street Scene Right
Street Scene Left
Subject Front
Subject Right Side
Subject Left Side
Backyard
MLS Map of Property
Comp. Listing #1
Comp. Listing #2
Comp. Listing #3
Comp. Sold #1
Comp. Sold #2
Comp. Sold #3
Interior #1 (Living Area)
Interior #2 (Kitchen)
Interior #3 (Master Bedroom)
Interior #4 (Master Bath)
Interior #5 (Additional Room)
Interior #6 (Additional Room)
Interior #7 (Additional Room)
Damage #1
Damage #2
Damage #3
Damage #4
Negative Feature #1
Negative Feature #1
Additional Structures on Property
Electrical Box
A/C Unit
Listing Sign
Neighbor Letter Attached to Door

TAXease

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Mobile Home Information Sheet

(Only to be completed for Mobile Home Properties)

Date of Inspection: _____

Address: _____

Make: _____

Model: _____

Length: _____

Singlewide

Doublewide

Other

Year Built: _____

VIN (2 if Doublewide): _____

Serial #: _____

Condition: _____

Land Size: _____

Assessed Tax Value:

Land:	\$	_____
Mobile:	\$	_____
Total:	\$	_____

Does the Mobile Home Include any of the Following?

- | | | |
|--------------------------------|------------------------------|-----------------------------|
| Permanently Attached Skirting? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Attached Porch? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Car Port? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Other Items, Please Explain: _____



Lien Investments I, LLC

CHECKLIST OF DAMAGES

Property Address: 582 Cerulean Rd City: Cadiz State: KY ZIP: 42211

- Is there any vandalism? [] YES [x] NO If YES, where?
Is there any graffiti? [] YES [x] NO If YES, where?
Is there any damage that appears to be caused by an act of nature? [] YES [x] NO If YES, where?
Are there any broken windows? [] YES [x] NO If YES, where?
Are there any walls with holes larger than a quarter? [] YES [x] NO If YES, where?
Are there any broken windows? [] YES [x] NO If YES, where?
Are there any broken doors? [] YES [x] NO If YES, where?
Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings? [] YES [x] NO If YES, where?
Are there any tears or holes in the carpet, linoleum or other floor coverings? [] YES [x] NO If YES, where?
Is there any missing carpet? [] YES [x] NO If YES, where?
Are there water marks on the ceiling or walls? [] YES [x] NO If YES, where?
Is there any torn, ripped or partially removed wallpaper or other wall coverings? [] YES [x] NO If YES, where?
Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) [] YES [x] NO If YES, where?
Approximate age of roof:
Does there appear to be any damage to the roof? [] YES [x] NO If YES, where?

Any additional information that is necessary not covered above?



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F. Regarding subject neighborhood:

- Property Values Are: Increasing Stable Declining
 Supply of Property: Increasing Stable Declining
 Listings in Competition: Zero to five Six to ten More than ten

G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
							\$
							\$
							\$
							\$
							\$
							\$

H. Comparables

Current Listings (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
						\$		
						\$		
						\$		

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
						\$		
						\$		
						\$		

ATTN: ZACHARY WILLIAMS



Lien Investments I, LLC

For Internal Tax Ease use only Full BPO Drive By Price \$

Broker Price Opinion/Drive By

Agent _____

Date _____

Client/Contact _____

Drive By Only? YES NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:

(Note: Cash only if condition is not financeable)

Within 30 days "Quick Sale"	LIST \$ _____	SELL \$ _____
Within 60-90 days "AS-IS"	LIST \$ _____	SELL \$ _____
Within 60-90 days with repairs	LIST \$ _____	SELL \$ _____
Monthly Rental Amount	LIST \$ _____	

Lot Size/ Acreage:

Does the property have access to a water supply?

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION: Good Fair Poor

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Listed?, Condition, Amenities)
						\$		
TYPE		KITCHEN				DINING RM		ADD'L FEAT.
CARPET		FIREPLACE				FOUNDATION		HEAT
GARAGE		EXTERIOR				ROOF		VIEW
FENCE		POOL/SPA				ZONING		WELL/SEPTIC
PATIO		HOA DUES				TRACT NAME		

Please describe any other structures located on the property:

Directions to Property: _____ Access to Property: _____

A. IS PROPERTY OCCUPIED? YES NO (In doubt? Call electric co. to see if power is on)

If NO, was the property re-keyed? YES NO

B. List the positive features of the subject property which will improve marketability:

Property located on a busy road, lots of traffic daily

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):

Property is overgrown with weeds.

D. Describe any negative neighborhood trends:

E. Other comments/recommendations: