



PROPERTY EVALUATION FORM

3000 N GARFIELD, SUITE 270
 MIDLAND, TX 79705
 Phone: 432-684-9802 Fax: 432-684-9896
 www.evrnow.com eval@evrnow.com

SUBJECT

LOAN NUMBER: **LEVEL 2 EXAMPLE** **109928 - 2**

PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

DATE ORDERED: **5/2/2007** DATE DUE: **5/4/2007**

INSTRUCTIONS: **PERFORM AN EXTERIOR EVALUATION ON THIS PROPERTY.
 PHOTO INSTRUCTIONS: WE WILL REQUIRE A PHOTO OF THE FRONT OF THE SUBJECT
 PROPERTY, A STREET VIEW, AN ADDRESS VERIFICATION AND ONE PHOTO OF EACH OF THE
 COMPS.**

PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS: **THIS IS AN EXAMPLE OF A LEVEL 2 EVALUATION. ADDITIONAL NOTES AND LEGAL DESCRIPTION WILL BE VISIBLE IN THIS LOCATION IF PROVIDED.**

NEIGHBORHOOD CHARACTERISTICS

PLEASE RANK 1-10 (10 BEING BEST)		RANKING LEGEND
NEIGHBORHOOD DESIRABILITY	8	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	7	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	1	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	1	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	6	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	6	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD HOUSING PRICES	6	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	7	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	5	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	7	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	8	(1 - NEEDS MUCH WORK, 10 - IN EXCELLENT REPAIR)

SUBJECT PROPERTY INFORMATION

PROPERTY TYPE:	CONSTRUCTION TYPE:	GARAGE:	ROOF:	OCCUPANCY:
SINGLE FAMILY DETACHED	BRICK / FRAME	3 CAR GARAGE	COMP SHINGLE	OCCUPIED
				CONDITION:
				GOOD
IS SUBJECT FOR SALE?	YES	REALTOR:	BPOSONLINE.COM	PHONE: 877-684-9802
EVALUATOR:	TERRY		DATE:	5/1/2007
PHONE #:	877-684-9802		LICENSE #:	TX 6849802
EVALUATOR OPINION OF	LOW: \$264,500.00	HIGH: \$270,900.00	MARKET TIME "AS IS" DAYS:	3



PROPERTY EVALUATION FORM

3000 N GARFIELD, SUITE 270
 MIDLAND, TX 79705
 Phone: 432-684-9802 Fax: 432-684-9896
 www.evrnow.com eval@evrnow.com

LOAN NUMBER: **LEVEL 2 EXAMPLE**

109928 - 2

PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

MARKET DATA				
ITEM	SUBJECT	COMPS COULD BE RECENT SALES OR CURRENT LISTINGS		
		COMP 1	COMP 2	COMP 3
ADDRESS	COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT	6733 PINE VALLEY ROAD	9250 BALMORAL TERRACE	6441 WALDON TRAIL
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	RANCH	RANCH	RANCH	RANCH
YEAR BUILT	1967	1987	1965	1971
# BEDROOMS	4	3	3	4
# BATHROOMS	3.5	2.5	2.5	3.5
GARAGE	3 CAR GARAGE	3 CAR GARAGE	2 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE	2426	2157	2330	2290
DISTANCE FROM SUBJ.		0.7 MILE	0.85 MILE	0.5 MILE
CLOSING/SOLD DATE	ACTIVE	04/07/2007	04/22/2007	03/30/2007
DAYS ON MARKET	222	75	167	91
ORIG. LIST PRICE	\$339,000.00	\$289,000.00	\$259,900.00	\$294,500.00
CRNT / SOLD PRICE	\$339,000.00	\$270,000.00	\$240,000.00	\$276,900.00
SECURITY		COMMENTS		
WINDOWS BROKEN - HOW MANY?	NO			
VANDALISM	NO	IF YES, SEE COMMENTS BELOW		
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW		
SWIMMING POOL	YES	IF YES, IS POOL SECURE? YES		
COMMENTS				
SUBJECT IS IN MARKETABLE CONDITION AND IS IN A WELL ESTABLISHED NEIGHBORHOOD WITH ACCESS TO LOCAL BUSINESS AND OTHER NECESSARY FACILITIES. THE SUBJECT IS LOCATED ON A HIGH TRAFFIC STREET.				

LOAN NUMBER: **LEVEL 2 EXAMPLE**
PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

109928 - 2

FRONT OF SUBJECT



ADDRESS VERIFICATION



LOAN NUMBER: **LEVEL 2 EXAMPLE**
PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

109928 - 2

STREET VIEW



SIDE YARD



LOAN NUMBER: **LEVEL 2 EXAMPLE**
PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

109928 - 2

SOLD COMP 1



SOLD COMP 2



LOAN NUMBER: **LEVEL 2 EXAMPLE**

109928 - 2

PROPERTY ADDRESS: **6210 ALLEN ROAD, MIDLAND, TX 79705**

SOLD COMP 3

