



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 3A EXAMPLE** **112380 - 3A**

PROPERTY ADDRESS: **11804 CRESCENT COURT, MIDLAND, TX 79705**

DATE ORDERED: **8/4/2007** DATE DUE: **8/8/2007**

INSTRUCTIONS: **PERFORM AN INTERIOR EVALUATION ON THIS PROPERTY. PHOTO INSTRUCTIONS: WE WILL REQUIRE ONE FRONT PHOTO, ONE REAR PHOTO, A STREET VIEW PHOTO, AN ADDRESS VERIFICATION PHOTO, AT LEAST FIVE(5) PHOTOS OF THE INTERIOR AND ONE PHOTO FOR EACH OF THE COMPS.**

PROPERTY DESCRIPTION, ADDITIONAL INSTRUCTIONS: **THIS IS AN EXAMPLE OF A LEVEL 3A 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	10	(1 - LEAST DESIRABLE, 10 - MOST DESIRABLE)
AREA INCOME	8	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NUMBER OF VACANCIES	9	(1 - FEW, 10 - MANY)
VANDALISM EXPECTED	1	(1 - NONE, 10 - MUCH)
AGE OF NEIGHBORHOOD	1	(1 - VERY OLD, 10 - VERY NEW)
AREA LEASE RATES	7	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD HOUSING PRICES	9	(1 - LOWEST IN TOWN, 10 - HIGHEST IN TOWN)
NEIGHBORHOOD PRICES OVER NEXT 10 YEARS EXPECTED TO	10	(1 - DECLINE, 10 - APPRECIATE)
RURAL / SUBURBAN / URBAN	6	(1 - RURAL, 10 - URBAN)
SUBJECT PROPERTY DESIRABILITY	10	(1 - UNDESIRABLE, 10 - VERY DESIRABLE)
SUBJECT MAINTENANCE	10	(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?	NO	REALTOR:	PHONE:	
EVALUATOR:	TERRY		DATE:	8/4/2007
PHONE #:	877-684-9802		LICENSE	TX 6849802
EVALUATOR OPINION OF	LOW: \$520,000.00	HIGH: \$545,000.00	MARKET TIME "AS IS" DAYS:	3



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MARKET DATA				
ITEM	SUBJECT	COMP 1 SOLD	COMP 2 SOLD	COMP 3 SOLD
ADDRESS	COMPLETE ANY INFO NOT INCLUDED ON FIRST PAGE FOR SUBJECT	2225 LONG COVE COURT; MIDLAND, TX 79705	11506 NORTH ISLAND STREET; MIDLAND, TX 79705	1155 IVORY CRREK DRIVE; MIDLAND, TX 79705
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)	CONTEMPORARY	CONTEMPORARY	CONTEMPORARY	CONTEMPORARY
YEAR BUILT	2004	2004	2004	2005
# BEDROOMS	4	5	4	5
# BATHROOMS	3.5	3.5	3.5	4
GARAGE	3 CAR GARAGE	3 CAR GARAGE	3 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE	3918	3729	4156	4342
DISTANCE FROM SUBJ.		0.5 MILE	0.75 MILE	0.65 MILE
CLOSING/SOLD DATE	08/22/2005	07/01/2007	05/07/2007	06/18/2007
DAYS ON MARKET	125	306	125	160
ORIG. LIST PRICE	\$451,900.00	\$492,000.00	\$517,000.00	\$561,233.00
CRNT / SOLD PRICE	\$409,940.00	\$475,000.00	\$517,000.00	\$520,000.00
ITEM		COMP 1 LISTED	COMP 2 LISTED	COMP 3 LISTED
ADDRESS		521 QUEEN ANNE COURT; MIDLAND, TX 79705	54 CLOUD COURT; MIDLAND, TX 79705	97 RANDOM ROAD; MIDLAND, TX 79705
CONDITION		GOOD	GOOD	GOOD
STYLE (RANCH, TUDOR, COLONIAL, ETC.)		CONTEMPORARY	CONTEMPORARY	CONTEMPORARY
YEAR BUILT		2004	2005	2004
# BEDROOMS		5	5	4
# BATHROOMS		3.5	3.5	3.5
GARAGE		3 CAR GARAGE	3 CAR GARAGE	3 CAR GARAGE
APPROX. SQ. FOOTAGE		4156	3720	3955
DISTANCE FROM SUBJ.		3.3 MILES	1.6 MILES	132 MILES
CLOSING/SOLD DATE		07/20/2007	06/15/2007	07/05/2007
DAYS ON MARKET		110	125	99
ORIG. LIST PRICE		\$512,000.00	\$485,000.00	\$545,000.00
CRNT. LIST PRICE		\$511,000.00	\$485,000.00	\$540,000.00



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SECURITY		COMMENTS
WINDOWS BROKEN - HOW MANY?	NO	
ROOF LEAKS	NO	IF YES, SEE COMMENTS BELOW
VANDALISM	NO	IF YES, SEE COMMENTS BELOW
FIRE DAMAGE	NO	IF YES, SEE COMMENTS BELOW
WATER DAMAGE	NO	IF YES, SEE COMMENTS BELOW
SWIMMING POOL	YES	IF YES, IS POOL SECURE? YES
INTERIOR		
APPLIANCES PRESENT	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dish Washer <input checked="" type="checkbox"/> Microwave	
CONDITION OF KITCHEN CABINETS	GOOD	
CONDITION OF INTERIOR WALLS	GOOD	
CONDITION OF FLOORS / CABINETS	FAIR	
PERSONAL PROPERTY ON SITE	YES	IF YES, DESCRIBE:
OTHER APPLIANCES:		
EXTERIOR (GENERAL CONDITION)	GOOD	
INTERIOR (GENERAL CONDITION)	GOOD	
EVIDENCE OF MOLD?	NO	

COMMENTS

THIS HOME IS GREAT. IT IS ON A LARGER LOT THAN ANY OF THE COMPS; EXTRA VALUE WAS CONSIDERED FOR THE LOT SIZE. LAND IS HIGHLY VALUED IN THIS AREA.



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FRONT OF SUBJECT



ADDRESS VERIFICATION





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REAR OF SUBJECT



MASTER BEDROOM



LOAN NUMBER: LEVEL 3A EXAMPLE

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PROPERTY ADDRESS: 11804 CRESCENT COURT, MIDLAND, TX 79705

LIVING ROOM



DINING ROOM





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DINING ROOM



HALLWAY



LOAN NUMBER: LEVEL 3A EXAMPLE

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PROPERTY ADDRESS: 11804 CRESCENT COURT, MIDLAND, TX 79705

SOLD COMP 1



SOLD COMP 2



SOLD COMP 3



LOAN NUMBER: LEVEL 3A EXAMPLE

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PROPERTY ADDRESS: 11804 CRESCENT COURT, MIDLAND, TX 79705

LISTED COMP 1



MARIS

LISTED COMP 2



MARIS

LISTED COMP 3



MARIS