Berliner and Finn Real Estate
Specialists in Residential Real Estate
P.O. 19116 Baltimore, MD. 21284
Phone: 410-296-6315 Fax: 410-321-1058 Email: howard@finnandberliner.com

MARKET SURVEY / PRICE OPINION OF



RESIDENTIAL PROPERTY

LOCATED AT:

AS OF:

BY:

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BROKER MARKET SURVEY / PRICE OPINION

PROPERTY
OWNER: _____ File Number: _____
Street Address: _____ Drive By or Full Access: _____
City, State, Zip: _____

	"AS IS" NORMAL SALE	REPAIRED NORMAL SALE	30 DAY QUICK SALE
Suggested List Price:	$	$	$
Estimated Sales Price:			
Estimated Market Time:			
Land Value:			

Estimate of recommended repairs: $ _____ Contributory value, if any: $ _____
Estimated lender required repairs: $ _____ Explain: _____

SUBJECT PROPERTY:

Description/Style	Condition	Sq.Ft.	BRs	Baths	Liv.Rm	Fam.Rm	Garage	Age	DOM	List Price

Comments: _____

Is Property Vacant? Yes: ☐ No: ☐ Locked/Secured? Yes: ☐ No: ☐
Vandalized? Yes: ☐ No: ☐ Winterized? Yes: ☐ No: ☐
Development Name: _____ Is Development Built Out? Yes: ☐ No: ☐
Special Assessment/Condo/Homeowner Dues: Yes: ☐ No: ☐ Amt: $ _____
Condo Management Company: _____
Address and Phone Number: _____

REPAIRS (List all repairs and provide your best estimate of cost)

_____ $ _____
_____
_____
_____
_____

TOTAL REPAIRS: $ _____

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

Address	Cond.	Prox.	Sq.Ft.	BR's	Baths	Liv	Fam	Garage	Age	Sale Date	DOM	List Price	Sale Price

Comments _____

LISTINGS CURRENTLY ON MARKET (List in order of comparability)

Address	Cond.	Prox.	Sq.Ft.	BR's	Baths	Liv	Fam	Garage	Age	DOM	Original List	Current List

Comments: _____

NEIGHBORHOOD DATA

Neighborhood Trend: Improving: ☐ Stable: ☐ Declining: ☐
Pride of Ownership: Excellent: ☐ Good: ☐ Fair: ☐ Poor: ☐
No. of listings in immediate Area: _____ Price Range: $ _____
Avg. Marketing Time of Comparable Listings: _____ Avg. Marketing Time of Comparable Sales: _____
Are there any Special Assessments? Yes: ☐ No: ☐ Amount of Assessments: $ _____
Describe any neighborhood factors that will detract from subject: _____

Is there new construction nearby? Yes: ☐ No: ☐ Price Range: $ _____
Office proximity to Subject Property: _____

Date Prepared: _____ Prepared By: _____

Broker Firm Name: _____ Phone: _____ Fax: _____
Broker Email: _____

PHOTOGRAPHS OF SUBJECT PROPERTY

Subject Address:

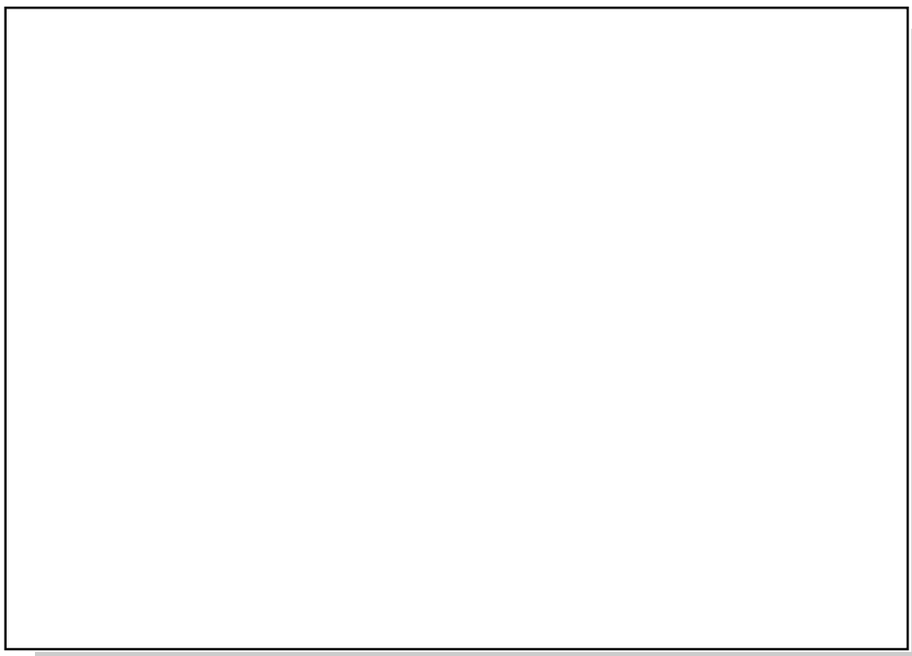


FRONT VIEW

REAR VIEW

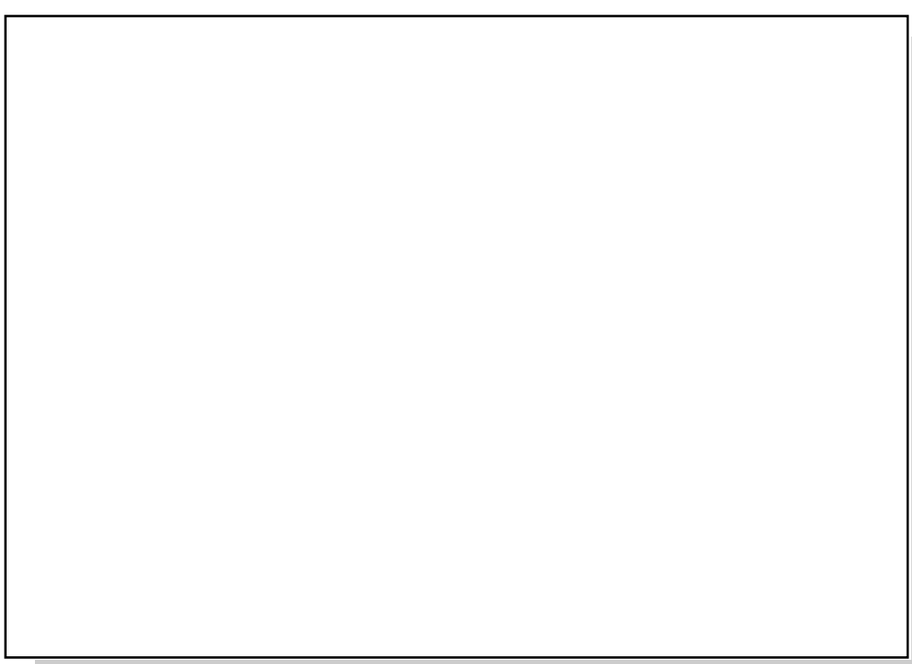
STREET SCENE

PHOTOGRAPHS OF SUBJECT PROPERTY



COMPARABLE #1

$



COMPARABLE #2

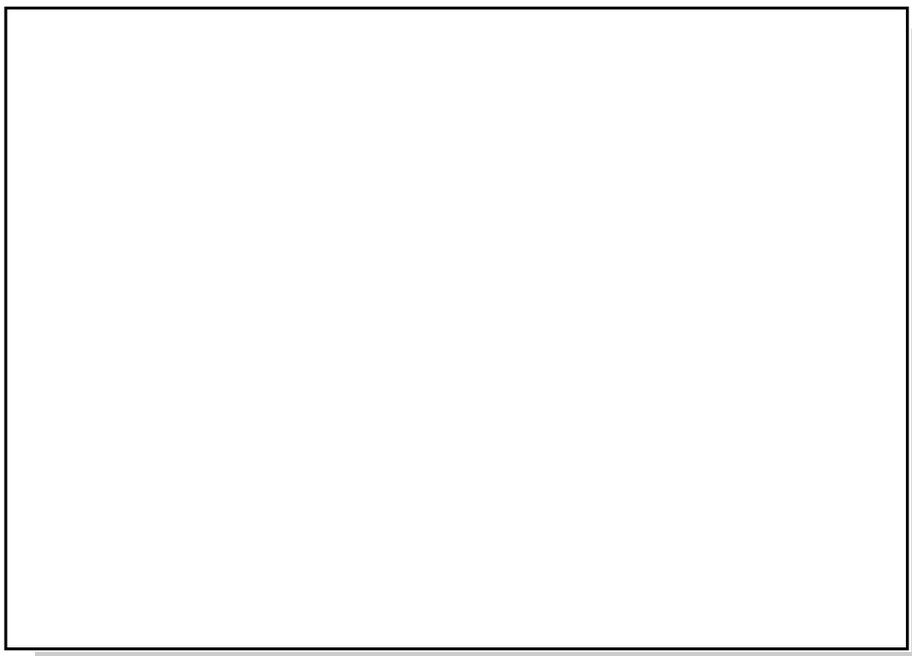
$



COMPARABLE #3

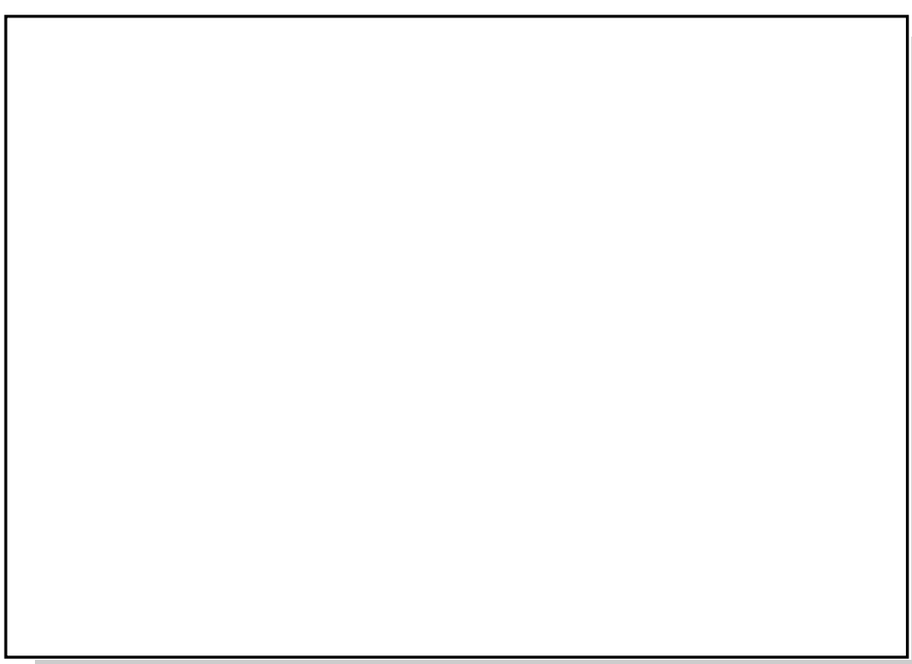
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PHOTOGRAPHS OF COMPARABLE SALES



LIST #1

$
DOM



LIST #2

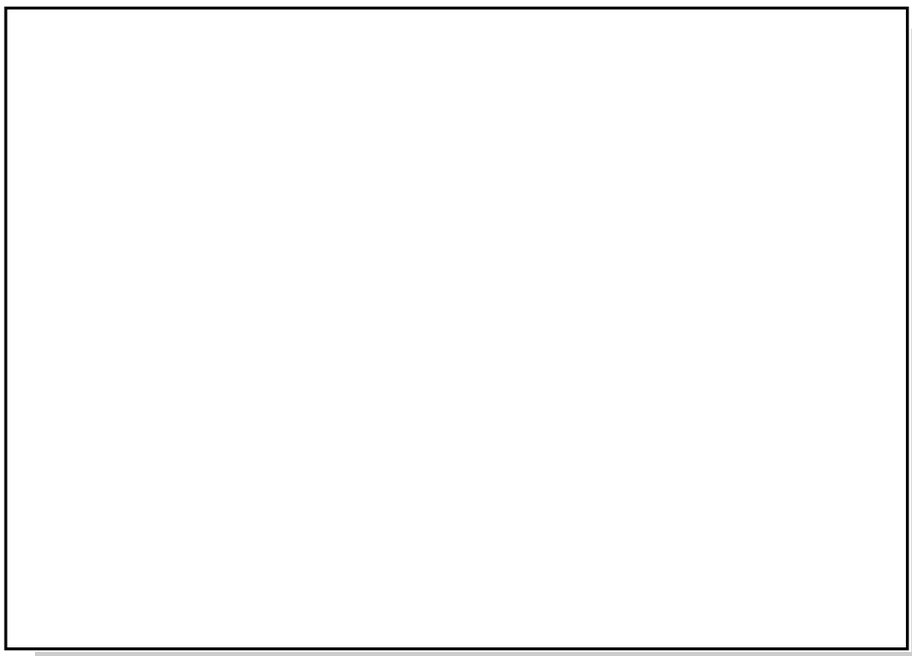
$
DOM



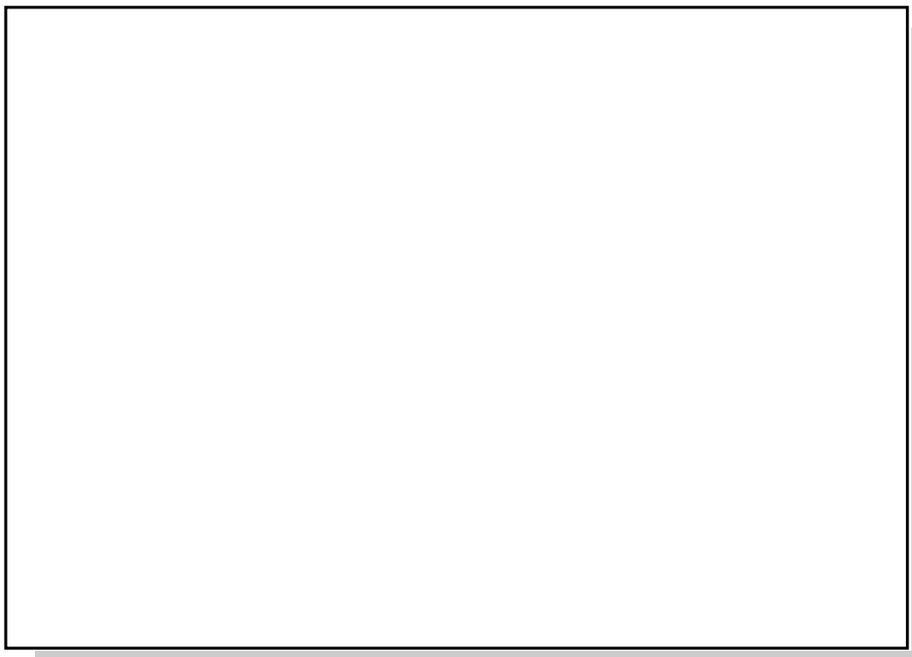
LIST #3

$
DOM

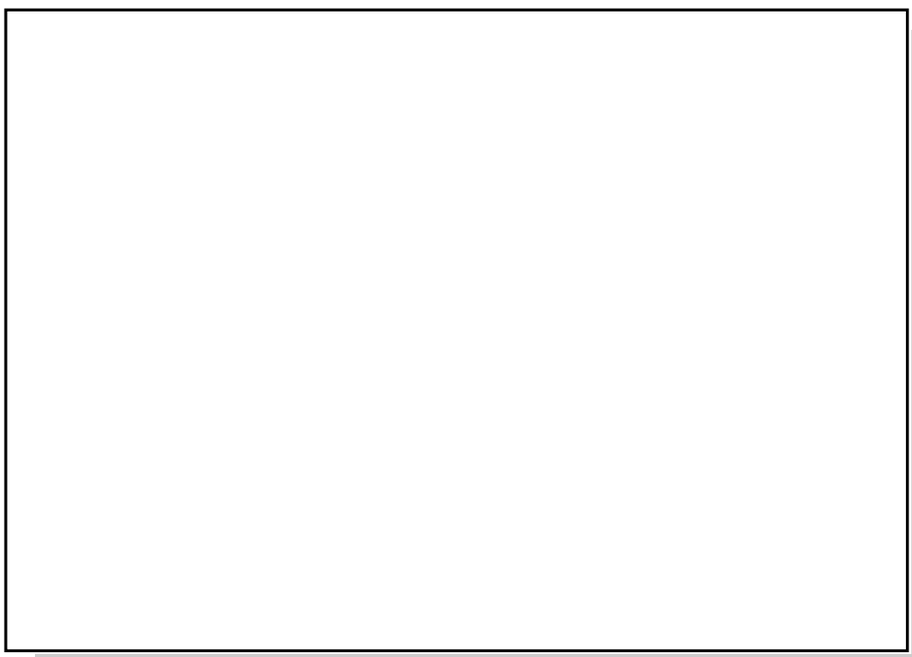
PHOTOGRAPHS OF COMPARABLE LISTINGS



Include as many as 33 additional pages of photos...

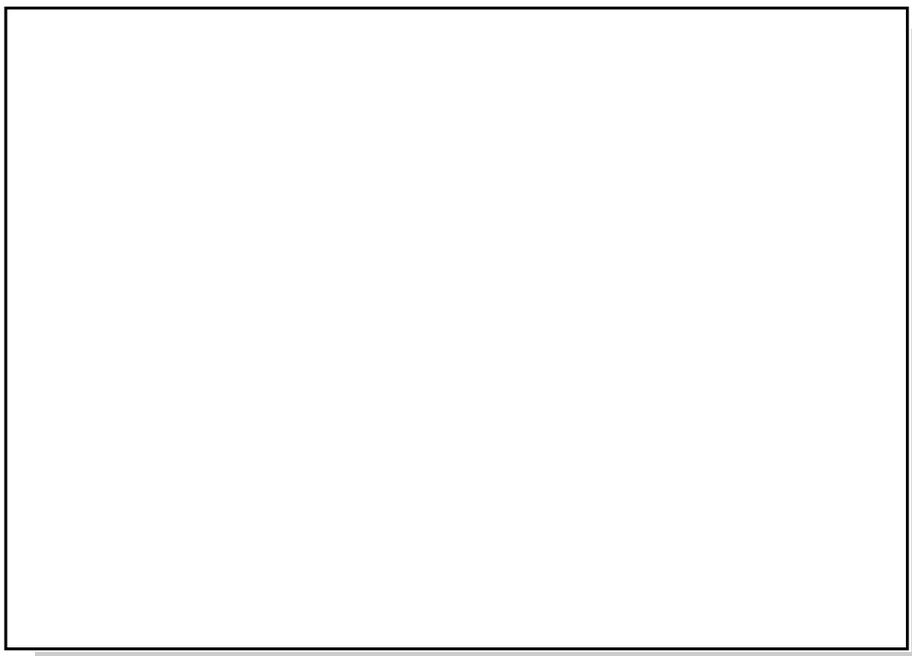


That's 99 additional photos/images in either 3x5 or...

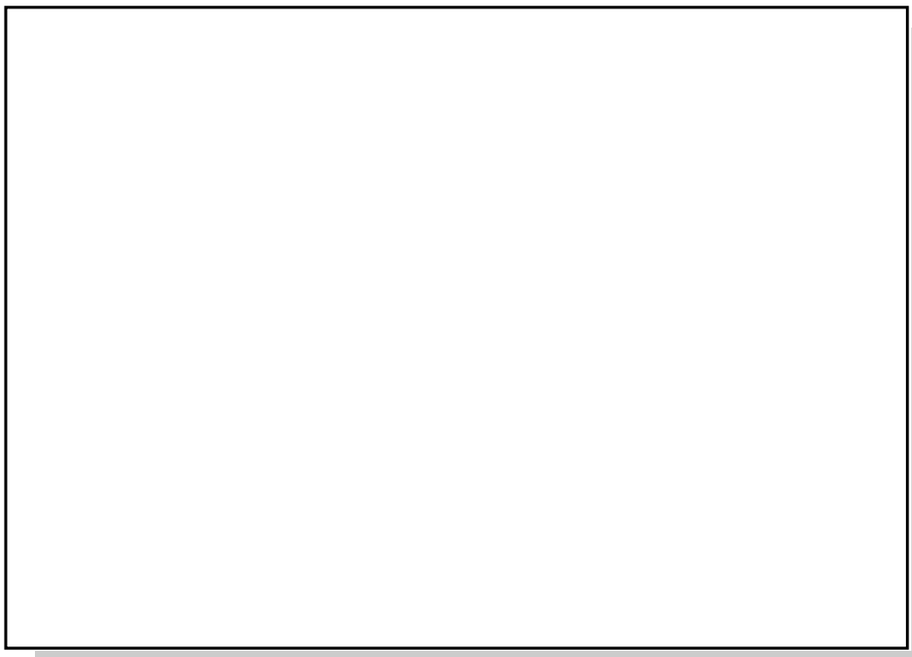


4x6 formats. Images are automatically sized...

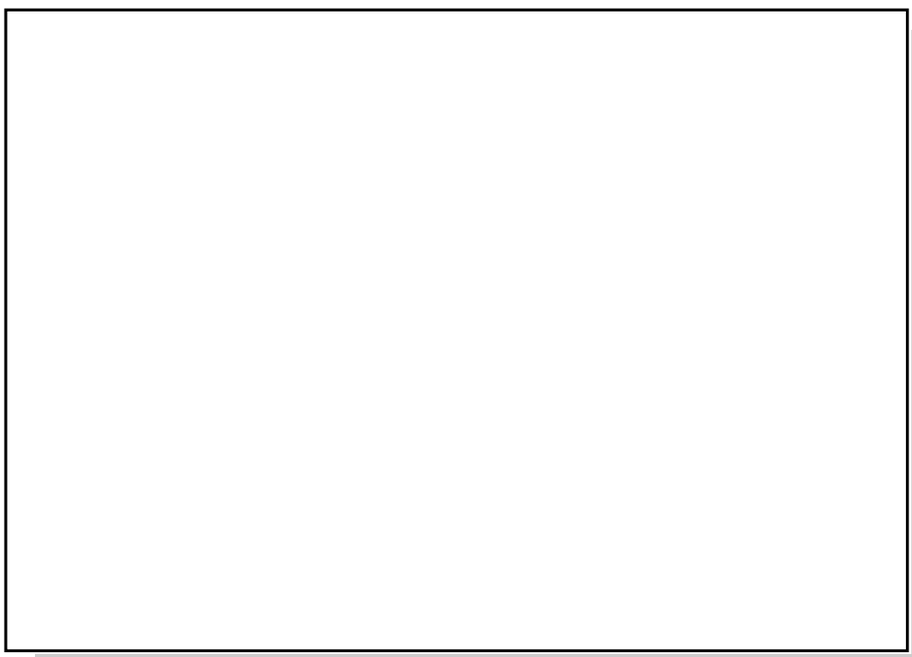
ADDITIONAL PHOTOGRAPHS



and optimized. BMPs, PNGs, TIFs, WMF, GIFs, EMFs are also automatically converted to JPGs and optimized...



All you need to do is to select the image...



It's that simple...

ADDITIONAL PHOTOGRAPHS