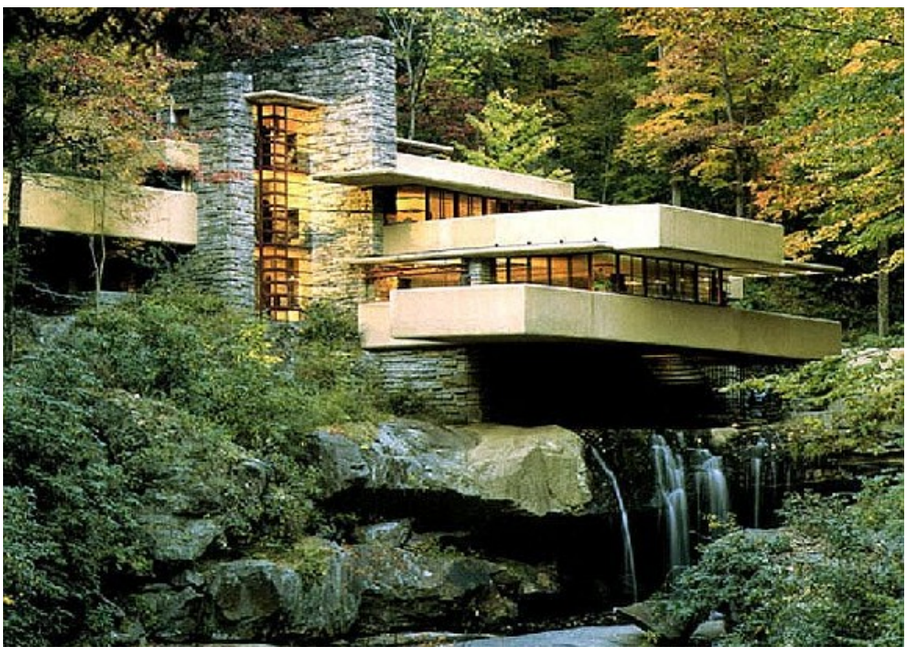
Berliner and Finn Real Estate
Specialists in Residential Real Estate
P.O. 19116 Baltimore, MD. 21284
Phone: 410-296-6315 Fax: 410-321-1058 Email: howard@finnandberliner.com

PRICE OPINION OF



RESIDENTIAL PROPERTY

LOCATED AT:

AS OF:

BY:

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

Property Address: _____ **File #:** _____

_____ **Phone #:** _____

Occupancy: Occupied ☐ Vacant ☐ Unknown ☐

Subject Characteristics: S.F.R. ☐ Condo ☐ Townhouse ☐ Co-op ☐ Multi-Family ☐ _____ ☐

Inspection Type: Internal ☐ External ☐

Value "AS IS" $ _____ **Value "REPAIRED" $** _____

Real Estate Taxes $ _____ **Type of heating/cooling:** Electric ☐ Gas ☐ Oil ☐

Basement: Yes ☐ No ☐ **Fireplace:** Yes ☐ No ☐ **Flood Zone:** Yes ☐ No ☐

SUBJECT PROPERTY:

Information on subject property obtained from: ☐ MLS ☐ Property Profile ☐ Tax Records ☐ _____

Style	BRs	Baths	Sq.Feet	Rms	Lot Size	Age	Garage	Condition

Is Subject Property currently listed? ☐ Yes ☐ No **List Price: Original $** _____ **Current $:** _____

If yes, list company: _____ **Days on market:** _____

REPAIRS:

☐	_____	$ _____	☐	_____	$ _____
☐	_____	$ _____	☐	_____	$ _____
☐	_____	$ _____	☐	_____	$ _____
☐	_____	$ _____	☐	_____	$ _____
☐	_____	$ _____	☐	_____	$ _____

GRAND TOTAL FOR ALL REPAIRS: $ _____

Describe condition of property: _____

Comment on the positive AND negative features affecting marketability:

COMPARABLE SALES (Use closed sales within the last 6 months, expand market area if necessary.)

ADDRESS	Prox. to Subject	BRs	Bths	Sq.Ft.	Age	Lot Size	List Price	DOM	Sale Price	Sale Date	Condition

Comment on closed sales to explain why sale price is higher or lower than the subject's value:

COMPETING LISTINGS ON MARKET:

ADDRESS	Proximity To Subject	BRs	Baths	Sq.Ft.	Age	Lot Size	List Price	DOM	Condition

Comment on competing listings to explain any differences between list price and subject's value:

Describe neighborhood: _____

Neighborhood price range: Low $ _____ **High $** _____ **Average $** _____

Describe any builder or marketing incentives being offered on competing listings that may adversely affect the subject's value:

Rating of Subject Property: ☐ Superior ☐ Above Average ☐ Average ☐ Inferior

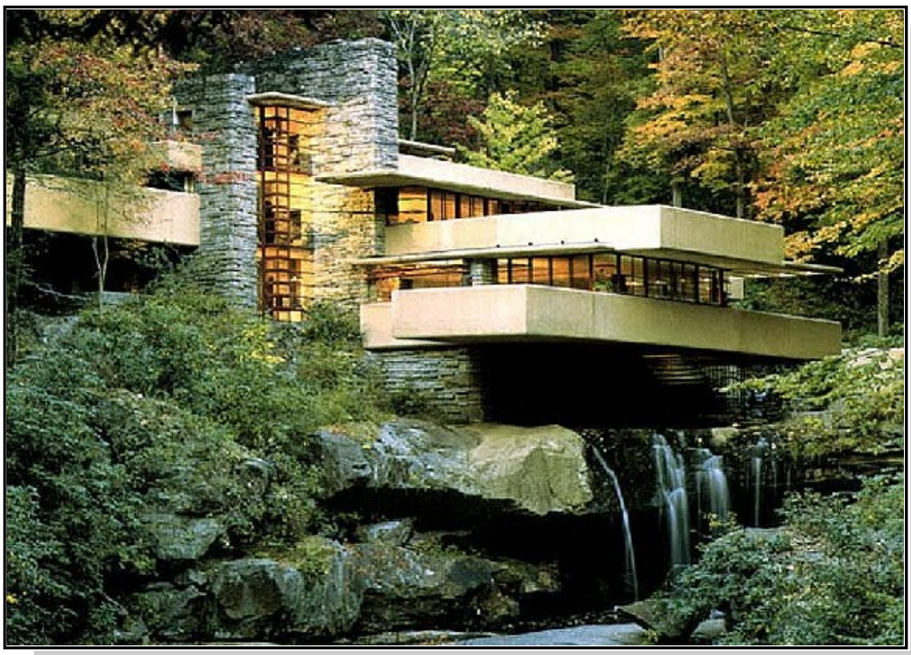
FORECAST **Property values will: Decrease:** _____ % **Increase:** _____ % **or Remain Stable** ☐

Agent: _____ **Date:** _____

Contact Info: _____

PHOTOGRAPHS OF SUBJECT PROPERTY

Subject Address:

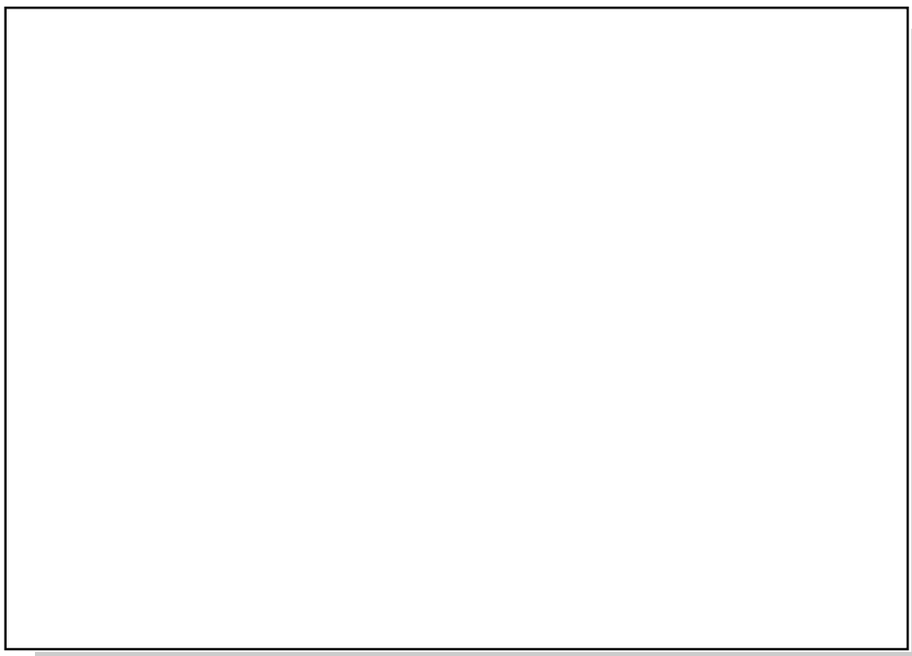


FRONT VIEW

REAR VIEW

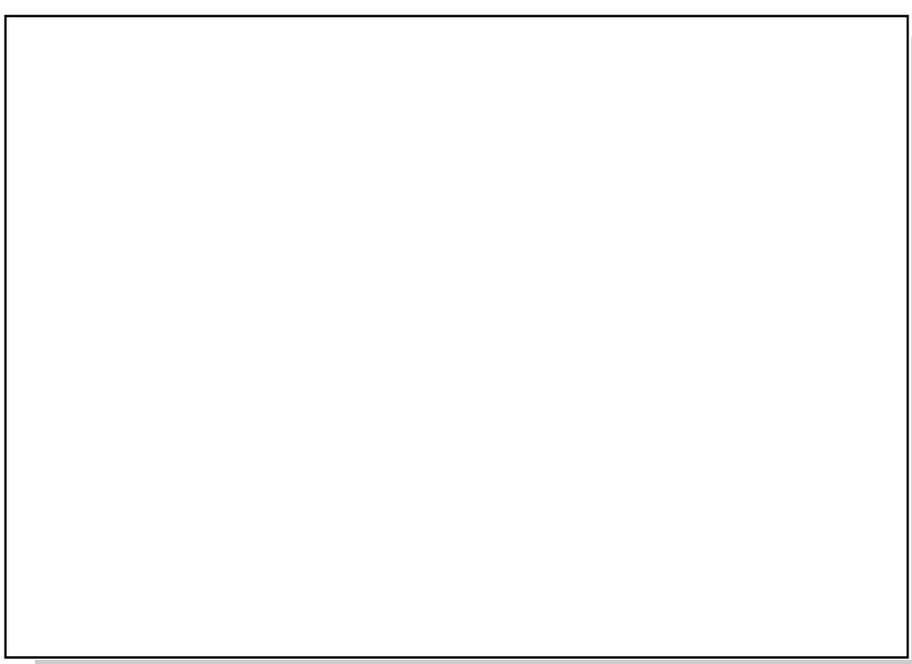
STREET SCENE

PHOTOGRAPHS OF SUBJECT PROPERTY



COMPARABLE #1

$



COMPARABLE #2

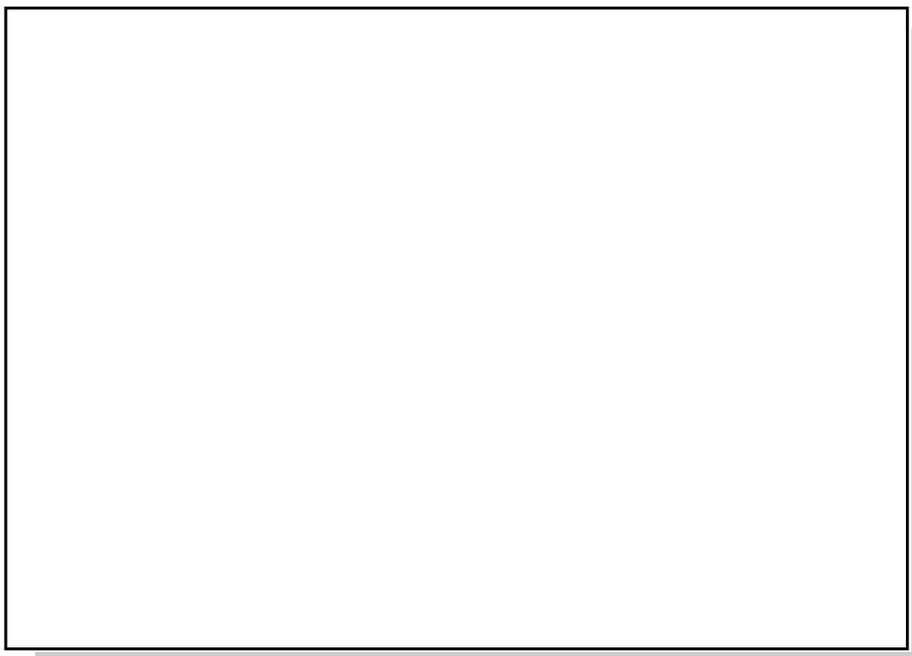
$



COMPARABLE #3

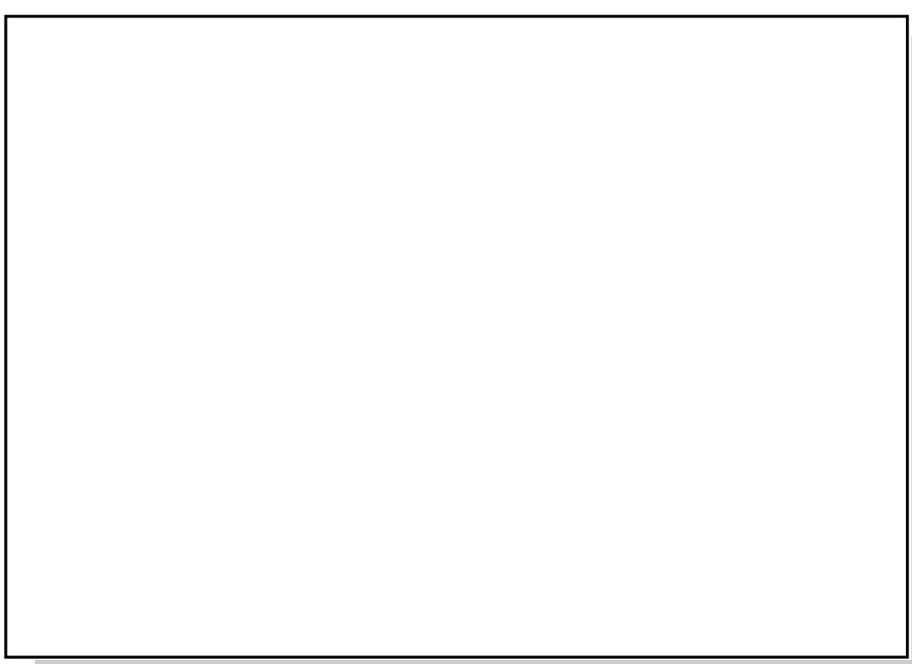
$

PHOTOGRAPHS OF COMPARABLE SALES



LIST #1

$
DOM



LIST #2

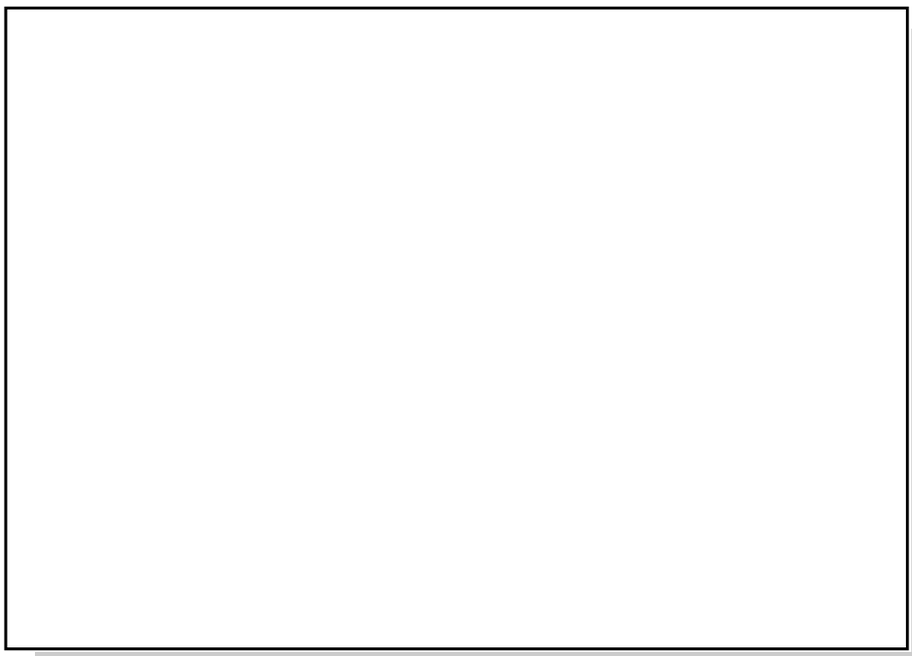
$
DOM



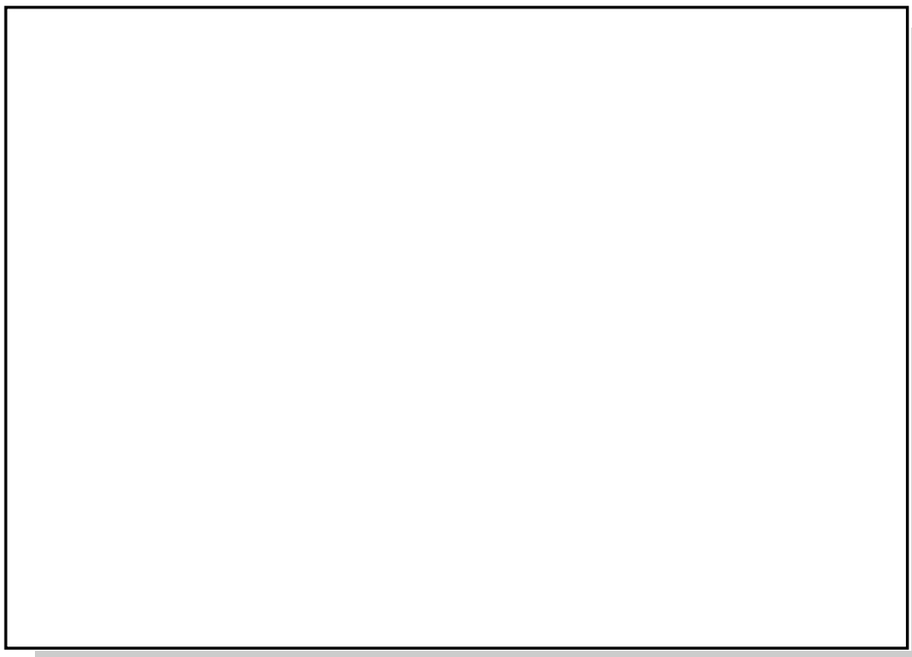
LIST #3

$
DOM

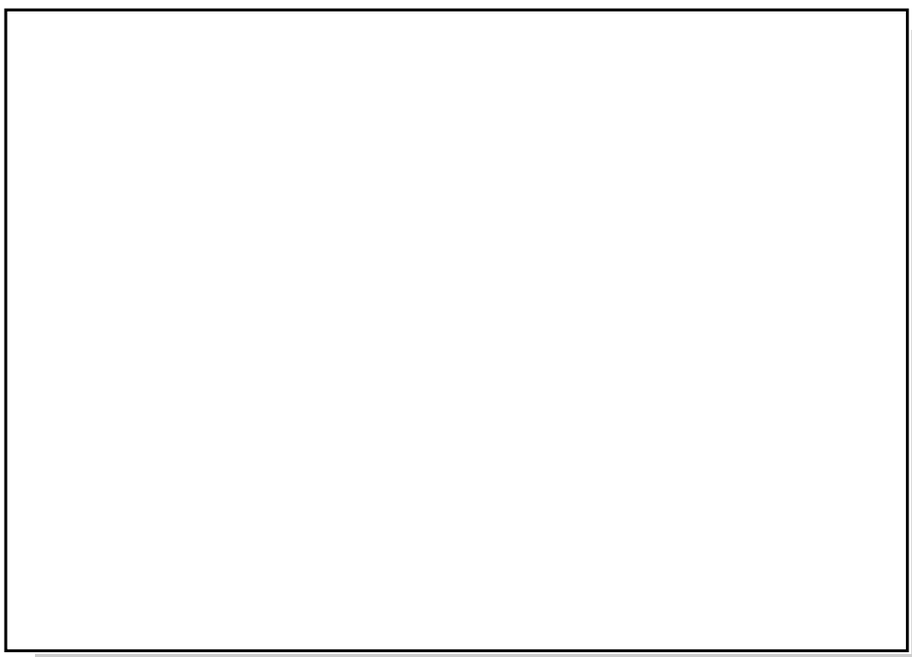
PHOTOGRAPHS OF COMPARABLE LISTINGS



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

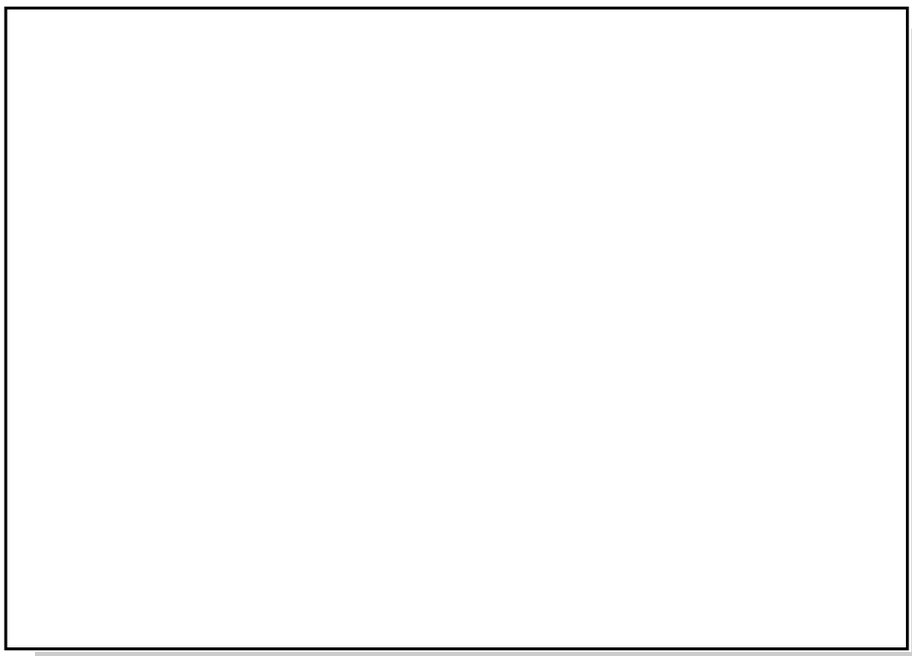


That's 99 additional photos/images in either 3x5 or...

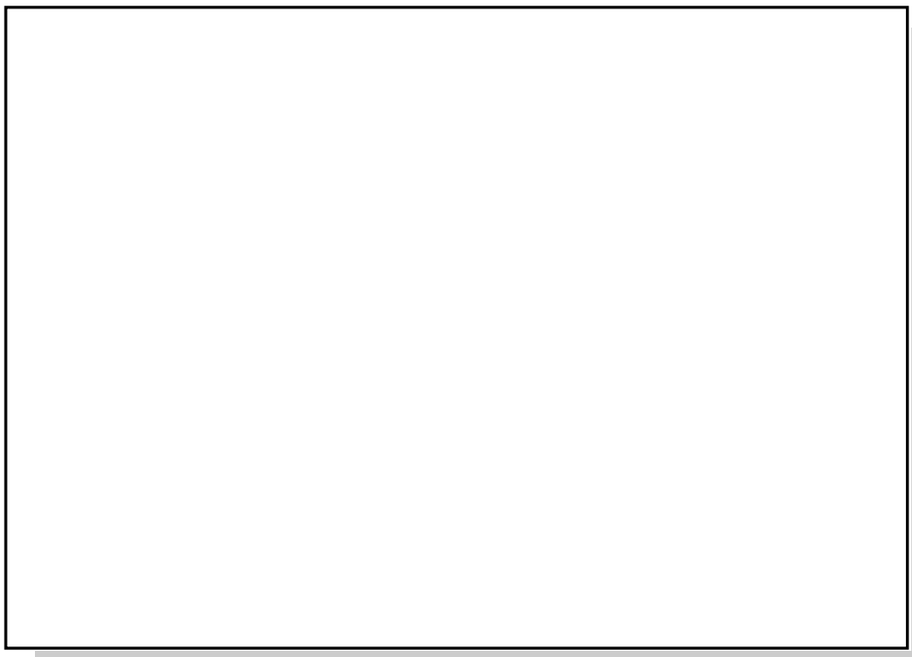


4x6 formats. Images are automatically sized...

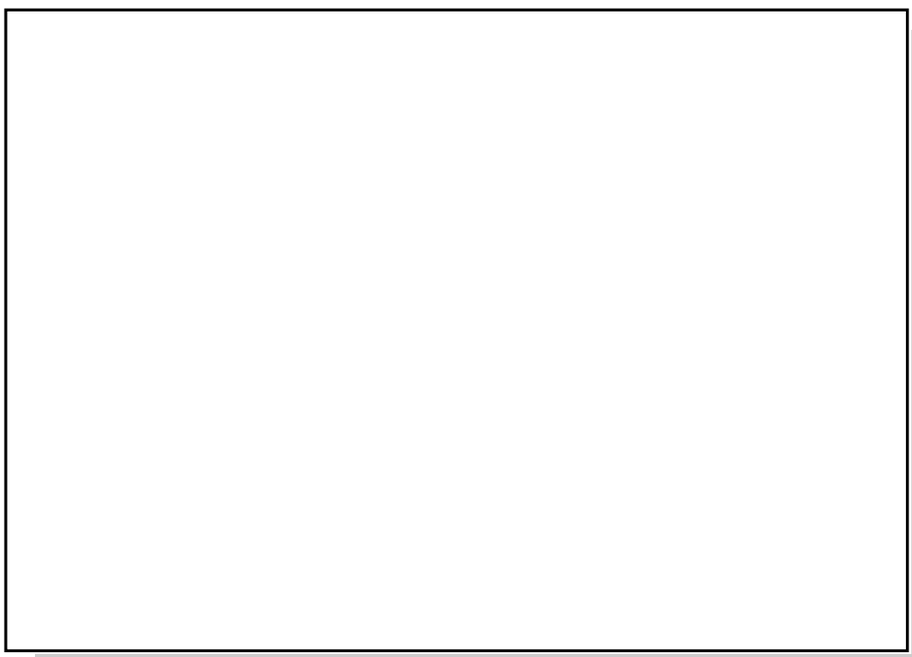
ADDITIONAL PHOTOGRAPHS



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