

Address: 16001 KIPLING AVE CLEVELAND OH 44110				
Borrower Name: JANE SMITH		Inspection Date: 1/29/2009		Delivery Date: 1/29/2009
Loan Number: 0123456789		APN: unknown		Property ID: 2726545
				Order ID: Sample
Order Tracking ID: Sample		Tracking ID 1: Sample		Tracking ID 2: Sample
Tracking ID 3: Sample				
Completed by: John Conwell, ABC Realty Phone: 530 555 1212				
I. General Conditions				
Property Type:		SFR		
Occupancy:		Occupied		
Property Condition:		Good		
Condition Comments:		Subject property appears to be in good condition. No sign of wear and tear. The property has vinyl siding and all the windows are in place. Moreover, where public records stated the subject did not have a garage, it does. Picture will reveal. Subject property has good curb appeal.		
HOA? No				
II. Subject Sales & Listing History				
Current Listing Status: Subject is not currently listed.				
Date Listed		Date Sold		Notes
		List Price		Sale Price
III. Neighborhood & Market Data				
Location Type:		Urban		Local Economy Is: Depressed
Sales Price in this Neighborhood:		Low : \$3,000 High :\$27,000		
Market for this type of property has:		Decreased 30 % in the past 6 months.		
Normal Marketing Days:		<90		
Neighborhood Comments, Positive:		Property is located on a street of many houses, lots of them are rentals, however, many homeowners do take pride in their homes.		
Neighborhood Comments, Negative:		A neighborhood that is saturated with many REO homes that are boarded up. Schools are below average and not many amenities are in the neighborhood.		
# of Properties for Sale:		52		
IV. Current Listings				
	Subject	Listing #1	Listing #2 *	Listing #3
Street Address	16001 KIPLING AVE CLEVELAND, OH	90€ Wayside CLEVELAND, OH	1460€ Hale CLEVELAND, OH	1620€ Huntmere CLEVELAND, OH
Zip Code	44110	44110	44110	44110
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj. [2]		0.06 ¹	1.07 ¹	1.08 ¹
List Price \$		\$59,900	\$59,977	\$29,700
Days on Mkt.		74	79	42
Age	52	52	53	61
Condition	Good	Good	Good	fair
Style/Design	1 sty/Ranch	1sty Ranch	1 sty ranch	Bungalow
Living Sq. Feet	924 (\$17/ft) ³	924 (\$65/ft)	1000 (\$60/ft)	1174 (\$25/ft)
Br/Ba	2/1	3/1	2/1	3/1
Total Room #	5	6	5	6
Garage	1 car detached	2 car garage	1 car garage	0
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Lot Size	.09 Ac.	.11 Ac.	.14 Ac.	.10 Ac.
Sales Type		REO	Fair Market	REO
Other				
* Listing #2 is the most comparable listing to the subject.				
Comments (why the comparable listing is superior or inferior to the subject). Listing #1: Equal: Property is same as subject property in style, size. square footage and amenities. Listing #2: Equal: Property is same as subject property in style, size. square footage and amenities. Listing #3: Superior: This property has more square footage than subject property.				
<small>¹ Comp's "Miles to Subject" was calc'd by the system. ² Comp's "Miles to Subject" provided by Broker. ³ Subject \$/ft based upon as-is sale price.</small>				

