

Worldwide ERC® Broker's Market Analysis and Strategy Report

Purpose: This report is designed to enable the real estate broker to conduct a diligent analysis of the subject property's condition, competition, and future marketability. Based on this analysis, the broker is to estimate the subject property's Most Likely Sales Price.

This is **not** a home inspection. Nor is this an appraisal; this comparative market analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. It is not to be construed as an appraisal and may not be used as such for any purpose. Preparers of this form need to be aware of any state-specific disclosure requirements and include them in this form as appropriate.

Procedural Guidelines: For procedures on contacting homeowner, inspecting property, submitting report, and providing photos, follow the requesting company's guidelines. The Most Likely Sales Price (MLSP) is based on "as is" condition and a marketing time not to exceed 120 days to a contract of sale or as directed by the client.

ASSIGNMENT INFORMATION	File #:	Homeowner(s):	
	Property Address:	Home Phone #:	
	City, State, Zip:	Work Phone #:	
	BMA Requested by (Co. & Contact):	e-mail:	
	Requesting Co. Address:	Phone #:	
	City, State, Zip:	Fax #:	
	Real Estate Firm:		
	Contact Name:	e-mail:	
	Real Estate Firm Address:	Phone #:	
	City, State, Zip:	Fax #:	
Agent Preparer:	Phone #:		
SUBJECT INFORMATION	Homeowner's purchase price: \$		Date purchased:
	Improvements made by homeowner if any:		
	Is the subject currently listed? <input type="checkbox"/> Yes <input type="checkbox"/> No Listing Company/Agent:		
	Form of Ownership: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold Occupant: <input type="checkbox"/> Homeowner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		
	Type: <input type="checkbox"/> Condo <input type="checkbox"/> Coop <input type="checkbox"/> PUD <input type="checkbox"/> Single Family <input type="checkbox"/> Mixed Use <input type="checkbox"/> Town House <input type="checkbox"/> Modular <input type="checkbox"/> Mobile Home <input type="checkbox"/> Other:		
Indicate any personal property that remains (e.g., refrigerator, range, etc):			
SUBJECT LOCATION	Subject's location type: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Distant suburban <input type="checkbox"/> Rural <input type="checkbox"/> Farm <input type="checkbox"/> Resort		
	Lot Characteristics: positive/negative (explain):		
	Subject's view: positive/negative (explain):		
	Locational issues of which you are aware that may affect the insurability of the property:		
	<i>Site Characteristics of which you are aware (check all that apply):</i> <input type="checkbox"/> Private Street Access <input type="checkbox"/> Private Street Maintenance <input type="checkbox"/> Gated <input type="checkbox"/> Alley <input type="checkbox"/> Easements/Encroachments <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs/Gutters <input type="checkbox"/> Street Lighting <input type="checkbox"/> Paved Street Surface <input type="checkbox"/> Paved Driveway Surface		
<i>Miscellaneous of which you are aware (check all that apply):</i> <input type="checkbox"/> Maintenance issues with neighboring properties <input type="checkbox"/> Excess acreage or land <input type="checkbox"/> Mobile homes/trailer park nearby <input type="checkbox"/> Subject located on or near designated environmental sites <input type="checkbox"/> Location next to agricultural area <input type="checkbox"/> Close proximity to hospital/firehouse, etc. <input type="checkbox"/> Neighborhood has restrictive covenants <input type="checkbox"/> Subject located near railroad tracks <input type="checkbox"/> Audible street or highway noise present <input type="checkbox"/> Located on or backs up to busy/main street <input type="checkbox"/> Location in flood plain <input type="checkbox"/> Location in earthquake zone <input type="checkbox"/> Location next to school or public park <input type="checkbox"/> Property located on corner lot <input type="checkbox"/> Access to subject property <input checked="" type="checkbox"/> Location near/in view of power lines/water towers/ radio towers <input type="checkbox"/> Location next to industrial area <input type="checkbox"/> Located on airport flight path <input type="checkbox"/> Additional Comments:			
MISCELLANEOUS	<i>Check all other items of which you are aware that may affect the marketability or value of the subject property and comment below:</i> <input type="checkbox"/> Style of home not typical for the area <input type="checkbox"/> Subject is over improved <input type="checkbox"/> Subject is under improved <input type="checkbox"/> Inadequate parking <input type="checkbox"/> Functional obsolescence <input type="checkbox"/> Steep driveway <input type="checkbox"/> Proposed land use change <input type="checkbox"/> Little sales activity in area or price range <input type="checkbox"/> Estimated time to sell is more than 120 days <input type="checkbox"/> Proposed or pending assessments <input type="checkbox"/> Property taxes not typical for area <input type="checkbox"/> HOA has first right of refusal <input type="checkbox"/> HOA does not allow "for sale" signs on property <input type="checkbox"/> HOA fees not typical for the area <input type="checkbox"/> Other Comments:		