



BROKER PRICE OPINION (BPO) CONSULTANT AGREEMENT

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This form is used by a broker when employed by a client solely to prepare a broker price opinion (BPO) and advise the client about the current fair market value (FMV) of a property, to detail and authorize the BPO services.

DATE: _____, 20____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. Subject property address: _____
2. Client's name(s): _____
3. Client's intended use for broker price opinion (BPO) to assist client in:
☐ pricing property for sale ☐ managing a foreclosure ☐ negotiating a purchase price
☐ originating a mortgage ☐ _____
4. Property type: ☐ existing, or ☐ proposed.
 - 4.1 Residential:
☐ Single family residence ☐ Condominium unit ☐ Multi-family residence. Units: _____
 - 4.2 Commercial:
☐ Industrial ☐ Office ☐ Retail
☐ Agricultural ☐ Vacant land ☐ _____

5. AGREEMENT:

- 5.1 Broker price opinion (BPO) content to include:
☐ Narrative written report ☐ Property rental income profile
☐ Comparative market analysis ☐ Property operating expenses
☐ _____
- 5.2 Broker's anticipated scope of work for developing a price opinion to include: _____

- 5.3 Broker agrees to use due diligence in the performance of this employment.
- 5.4 Broker price opinion (BPO) delivered to client no later than _____ days after entering into this agreement.
 - a. Broker's delivery of the report is contingent on client's timely delivery of information and documentation requested from client necessary to perform the broker price opinion (BPO).
 - b. Client to arrange for Broker's access to the property to perform a non-intrusive physical inspection.
- 5.5 Broker may have or will represent owners of comparable properties or represent Buyers seeking comparable properties while rendering broker price opinion (BPO) services. Thus, a conflict of interest exists to the extent Broker's time is required to fulfill the fiduciary duty owed to others represented now and in the future.
- 5.6 Broker is licensed to render broker price opinion (BPO) services by the California Department of Real Estate (DRE) — NOT the Bureau of Real Estate Appraisers (BREA).
- 5.7 This agreement is governed by California law.

6. BROKERAGE FEE:

- 6.1 The fee for the broker price opinion (BPO) is \$_____, due and payable on _____.

I agree to employ Broker on the terms stated above.

☐ See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Client's Name: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Email: _____

I agree to render services on the terms stated above.

Date: _____, 20____

Broker: _____

Broker's DRE #: _____

Agent: _____

Agent's DRE #: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Email: _____