



BROKER PRICE OPINION (BPO)

Prepared by: Agent _____
Broker _____ | Phone _____
Email _____

NOTE: This form is used by a broker when retained by a client for the sole purpose of delivering a broker price opinion (BPO) to advise the client about the current fair market value (FMV) of a property.

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

1. PROPERTY FACTS:

1.1 Subject property address: _____
1.2 Client's name(s): _____

2. NEIGHBORHOOD FACTS:

2.1 Neighborhood name: _____
2.2 Neighborhood description: _____

2.3 Neighborhood characteristics:

a. Location: urban suburban rural
b. Present built-up 75%-100% 25%-75% 0%-25%

2.4 Neighborhood trends:

a. Property values: increasing stable decreasing
b. Demand/Supply: supply shortage supply balance oversupply
c. Days on market less than 3 months 3-6 months more than 6 months

3. LOT FACTS:

3.1 Dimensions: _____
3.2 Shape: _____

3.3 Zoning classification: _____

3.4 Zoning description: _____

3.5 In compliance with zoning? Yes, No. _____

3.6 Present use is the highest and best use? Yes, No. _____

3.7 Adverse title conditions:

easement encroachment environmental conditions other hazards

Explanation: _____

4. NATURAL HAZARDS:

THE PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S) WHICH MAY LIMIT THE ABILITY TO DEVELOP THE PROPERTY, OBTAIN INSURANCE OR RECEIVE ASSISTANCE AFTER A DISASTER [SEE **RPI FORM 314**]:

4.1 FEMA Flood Hazard Zone (Any type Zone "A" or "V")
 Yes No Unknown

4.2 An area of potential flooding shown on an inundation map pursuant to §8589.5 of the Government Code
 Yes No Unknown

4.3 A Very High Fire Hazard Severity Zone pursuant to §51178 or 51179 of the Government Code
 Yes No

4.4 A Wildland Area that may contain substantial forest risks and hazards pursuant to §4125 of the Public Resources Code
 Yes No

4.5 An Earthquake Fault Zone pursuant to §2622 of the Public Resources Code
 Yes No

4.6 A Seismic Hazard Zone pursuant to §2696 of the Public Resources Code
 Yes (Landslide Zone) Yes (Liquefaction Zone) No Map not yet released by state

5. UTILITIES:

5.1 Electricity:
 Public
 Other: _____

5.2 Gas:
 Public
 Other: _____

5.3 Water:
 Public
 Other: _____

5.4 Sewage:
 Public
 Other: _____

5.5 Internet availability:
 Public
 Other: _____

5.6 Are utilities typical for the neighborhood and/or market? Yes, No. _____

6. DESCRIPTION OF IMPROVEMENTS:

6.1 Units:
 1 unit
 1 unit with accessory dwelling unit. Detached, Attached.
 Multiple units: _____

6.2 Type:
 existing proposed under construction

6.3 Design style: _____

6.4 Year built: _____ Effective age (years) _____

6.5 Foundation:
 concrete slab crawl space full basement partial basement

6.6 Basement: _____ (sq ft). Basement _____ % finished. _____

Evidence of: infestation dampness settling

6.7 EXTERIOR MATERIALS & CONDITIONS:

	Material	Condition
Foundation		
Exterior walls		
Roof		
Gutters & downspouts		
Windows		
Flashing		
Screens		

6.8 INTERIOR MATERIALS & CONDITIONS:

	Material	Condition
Floors		
Walls		
Trim		
Bathroom floor		
Bathroom wainscot		

6.9 Attic:
 stairs drop stair finished heated
 other: _____

6.10 Heating: forced air hot water baseboard radiant HVAC mini-split
 other: _____

6.11 Cooling: central air window unit(s) # _____ swamp cooler HVAC mini-split
 other: _____

6.12 Appliances: refrigerator range/oven dishwasher garbage disposal
 microwave washer dryer
 other: _____

6.13 Amenities: fireplace(s) # _____ woodstove(s) # _____ patio/deck pool
 fence porch
 other: _____

6.14 Parking: garage for _____ cars.
 carport for _____ cars.
 driveway. Driveway surface: _____

6.15 Finished area above grade square footage: _____

Total rooms: _____

Bedrooms: _____

Bathrooms: _____

6.16 Additional features:

Energy efficient features: _____

Deferred maintenance: _____

Below grade finishes (e.g., improvements not included in total square footage): _____

Other: _____

7. REPORT:

7.1 Broker's price opinion (BPO) indicated value is (when applicable):
 sales comparison approach \$ _____
 cost approach \$ _____
 income approach \$ _____

7.2 BROKER'S PRICE OPINION AS OF _____, 20_____, based on a visual inspection of the interior and exterior areas of the property, within the defined scope of work agreed to between broker and client, is \$_____
 This represents the most probable price subject property commands in a competitive and open market under all conditions requisite to a fair sale. [See RPI Form 200-2]

7.3 Broker price opinion (BPO) content attached to this form as addenda(um) includes:
 Narrative written report.
 Comparative market analysis.
 Property rental income profile.
 Property operating expenses.
 List of deferred maintenance, estimated cost to bring items current with likely impact on valuation.
 Other: _____

7.4 Additional comments: _____
