



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. Percent 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: _____

