

Property Value Analysis Report Freddie Mac Form 704

Case No. _____

File No. _____

Borrower/Subject Property Information							
Borrower _____		Census Tract _____		Map Reference _____			
Property Address _____				*PROPERTY RIGHTS APPRAISED MUST BE FEE SIMPLE FOR THIS FORM			
City _____		County _____		State _____		Zip Code _____	
Phone No. Res _____		Loan Amount Requested \$ _____		Term _____		Mos. Owner's Estimate of Value \$ _____	
No. of Rooms	No. of Bedrooms	No. of Baths	Family Room or Den <input type="checkbox"/> yes <input type="checkbox"/> no	Gross Living Area Sq. Ft.	Garage/Carport (specify type & no.)	Porches, Patio or Pool (specify)	Central Air <input type="checkbox"/> yes <input type="checkbox"/> no

Field Report																												
NEIGHBORHOOD																												
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: left; padding: 2px;">NEIGHBORHOOD RATING</th> </tr> <tr> <td style="width: 25%;"></td> <td style="width: 12.5%; text-align: center;">Good</td> <td style="width: 12.5%; text-align: center;">Avg</td> <td style="width: 12.5%; text-align: center;">Fair</td> <td style="width: 12.5%; text-align: center;">Poor</td> </tr> <tr> <td>Property Compatibility</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NEIGHBORHOOD RATING					Good	Avg	Fair	Poor	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEIGHBORHOOD RATING																												
	Good	Avg	Fair		Poor																							
Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>																							
General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>																							
Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>																							
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%																									
Growth Rate <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow																									
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining																									
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply																									
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.																									
Present Land Use	<input type="checkbox"/> % 1 Family	<input type="checkbox"/> % 2-4 Family	<input type="checkbox"/> % Apt																									
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place From _____ to _____																									
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant																									
Single Family Price Range \$ _____ to \$ _____	Predominant Value \$ _____																											
Single Family Age _____ yrs. to _____ yrs.	Predominant Age _____ yrs.																											
Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.																												
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) _____																												

SUBJECT PROPERTY																													
Approx. Year Built _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: left; padding: 2px;">PROPERTY RATING</th> </tr> <tr> <td style="width: 25%;"></td> <td style="width: 12.5%; text-align: center;">Good</td> <td style="width: 12.5%; text-align: center;">Avg.</td> <td style="width: 12.5%; text-align: center;">Fair</td> <td style="width: 12.5%; text-align: center;">Poor</td> </tr> <tr> <td>Condition of Exterior</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Compatibility to Neighborhood</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Appeal and Marketability</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>			PROPERTY RATING					Good	Avg.	Fair	Poor	Condition of Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility to Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal and Marketability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type (detached, attached, semi/det. etc.) _____	
PROPERTY RATING																													
				Good	Avg.	Fair	Poor																						
Condition of Exterior				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Compatibility to Neighborhood				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Appeal and Marketability				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
Design (rambler, split level, etc.) _____				Exterior Wall Material _____																									
Roof Material _____				Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> yes <input type="checkbox"/> no																									
Special Energy-Efficient Items _____				Comments (favorable or unfavorable including any deferred maintenance) _____																									

Market Comparable Analysis										
Item	Subject Property	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Address										
Proximity to Sub.										
Sales Price	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Date of Sale and Time Adjustment	Description	Description	+ (-); \$ Adjustment	Description	+ (-); \$ Adjustment	Description	+ (-); \$ Adjustment	Description	+ (-); \$ Adjustment	
Location										
Site/View										
Age										
Condition										
Living Area Rm.	Total B-rms Baths	Total B-rms Baths		Total B-rms Baths		Total B-rms Baths		Total B-rms Baths		
Count and Total										
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.		Sq. Ft.		
Air Conditioning										
Garage/Carport										
Porches, Patio, Pools, etc										
Special Energy-Efficient Items										
Other										
Net Adjust (Total)	<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$	\$	<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$	\$	<input type="checkbox"/> Plus <input type="checkbox"/> Minus	\$	\$	
Indicated Value of Subject		\$		\$		\$		\$		
General Comments _____										

The information shown in this report is derived from an inspection of the neighborhood and exterior inspection of the subject property and market comparables. The estimated market value is based upon this information and the knowledge of the undersigned. This report is not to be construed as an appraisal report.

***PROPERTY RIGHTS APPRAISED MUST BE FEE SIMPLE FOR THIS FORM** Estimated Market Value \$ _____ as of _____

Completed By _____ Title _____
Signature _____ Date _____

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE