



**Residential RealEstate Review, Inc.
Drive By BPO (Standard) Field Notes Form**

RRR Form 002.1
Rev. 10/05/04

*This form is for agent convenience only! – It will **not** be processed as a BPO Valuation.*

RRReview #: _____

Subject Property Ownership

Mortgagor or Owner if different from mortgagor: _____

Property Type: Single Family / Condominium / Co-op / 2-4 Family / Mobile Home / Manufactured-Modular Home / Land Only / Split Parcel / Multiple Properties

Subject Property Location and Address

Location: Urban / Suburban / Rural Is this property in a flood zone: Yes / No / Unknown
Address: _____ City, State, Zip: _____

Ownership Data

Date Purchased m/d/yyyy): ____ / ____ / ____ Current Owners Purchase Price: \$ _____
Total Municipal Liens: \$ _____ Total Tax Liens: \$ _____

Listing Data:

Is property listed: Yes / No Listing Company: _____ Phone: _____

Subject Property

Occupancy: Occupied-Occupant Unknown / Vacant / Occupied by Owner / Occupied by Tenant / Vacant and Boarded Is property secured? Yes / No

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Mobile Home VIN #: _____ If mobile home, is it attached? Attached / Not Attached / Unknown

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Current List Price: \$ _____

(or last list price if property sold within last 12 months)

(If currently listed) DOM: _____

Monthly HOA Dues: \$ _____

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Comments: _____



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Comparable Sale 1

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Sale Price: \$ _____

DOM: _____ Sale Date (mm/dd/yyyy): ____ / ____ / ____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Sales or Financing Concessions:

Comments:

Comparable Sale 2

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Sale Price: \$ _____

DOM: _____ Sale Date (mm/dd/yyyy): ____ / ____ / ____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Sales or Financing Concessions:

Comments:



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Comparable Sale 3

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Sale Price: \$ _____

DOM: _____ Sale Date (mm/dd/yyyy): ____ / ____ / ____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Sales or Financing Concessions: _____

Comments: _____

Competitive Property 1

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Current List Price: \$ _____

DOM: _____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Sales or Financing Concessions: _____

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Competitive Property 2

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Current List Price: \$ _____

DOM: _____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

Sales or Financing Concessions: _____

Comments: _____

Competitive Property 3

Street Address: _____ City, Zip: _____

Proximity to Subject: Same block / Across the street / Within 1 block / Within 2 blocks / Within 4 blocks / Within 8 blocks / Within 1 mi. / 1 to 5 mi. / 6 to 10 mi. / Over 10 mi.

Location Comparison: Less desirable / Similar / More desirable than subject property location

Style: 1 Story / Ranch / Bungalow / Cottage / Cape Cod / Bi-Level / 1-1/2 Story / 2 Story / 2-1/2 Story / 3 Story / 3-1/2 Story / Tri-level / 4 Story / Townhouse / Row Home / Row Home-End / Split Level / Twin / Geodesic Dome / Other-explain In comments

Living Space (sq. ft.): _____ Number of Units: _____

Condition: Excellent / Good / Average / Fair / Poor / Damaged Age (to nearest year): _____

Total Rooms: _____ Bedrooms: _____

Full Baths: _____ Half Baths: _____

Basement: None / 1/4 / 1/2 / 3/4 / Full Proportion Finished: Unfinished / 25% / 50% / 75% / 100% / Unknown

Garage Type: Attached / Built-In / Carport / Detached / None Number of garage spaces: _____

Lot Size (sq. ft.): _____ Lot Size (acres): _____

Original List Price: \$ _____ Current List Price: \$ _____

DOM: _____

Monthly HOA Dues: \$ _____ Seller Type: REO / Bank / Private / Unknown

Type of Financing: FHA / VA / Conventional / Owner Financed / Cash / Other-explain in comments Ownership Type: Fee-simple / Condominium / Leasehold / Co-op

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Neighborhood

Neighborhood Trend: Stable / Declining / Improving / Unknown

Pride of Ownership: Good / Fair / Poor

Number of Listings: _____

Housing Supply: Increasing / Stable / Decreasing

Annual Appreciation (%): (0 for stable, precede with "-" for depreciation): _____

Low End of Price Range: \$ _____

High End of Price Range: \$ _____

Predominant Home Price (must be within above low-high range): \$ _____

Predominant Occupancy: Owner / Tenant

Describe any negative neighborhood factors that detract from the subject's resale value:

Subject Property

Describe any functional/economic obsolescence and any necessary repairs:

Quick Sale and Sale As-Is and Repaired Values

Quick Sale (30 days) As-Is Value: \$ _____

30 day Repaired Value: \$ _____

Sale (90-120 day) As-Is Value: \$ _____

90-120 day Repaired Value: \$ _____

Enter the Estimated Days to Sell under Current Market Conditions: _____

Current Market Condition As-Is Value: \$ _____

Repaired Value: \$ _____

Estimated Time to Repair (Days): _____

Estimated Cost of Repairs: \$ _____

Land Value: \$ _____

Potential Resale Problems

Will this property be a problem for resale? Yes / No

List reasons here:

Preparation Info.

Prepared by: _____

Date of Actual Inspection: ____ / ____ / ____

Agency Company Name: _____

Agency Phone: _____