

5000214899



Broker's Price Opinion

5000214899

File # AHMSI-120405-0630

Property Address: 12211 159TH CT N										City: JUPITER										State: FL										Zip: 33478									
Borrower: GALINDO, HECTOR V										Owner of Public Record: NECTOR GALINDO										County: PALM BEACH																			
Client: Am Hm Mtg - Special										Address: 1525 S. Beltline Road, Coppell, TX 75019																													
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Condo <input type="checkbox"/> Co-op <input type="checkbox"/> PUD <input type="checkbox"/> 2-4 <input type="checkbox"/> Manufactured <input type="checkbox"/> Other										HOA \$ 1.00										<input type="checkbox"/> per year <input type="checkbox"/> per month																			
Is the subject property currently listed or has it been listed in the past 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										Occupancy: <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Unknown																													
Is Current Use the Highest and Best Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																							
Zoning Classification: RESIDENTIAL										Potential Rent Amt: \$1,300.00																													
Original List Price: \$ 0.00										Date:										Current List Price: \$										Date:									
Listing Agent:										Listing Agent Phone:																													
Listing Agency/Company:										Listing Agency/Company Address:																													

Date Listed	Date Sold	List Price	Sale Price	Comments
1. 2/23/2000	6/23/2000	\$169,000.00	\$133,000.00	
2. 8/29/2002	10/18/2002	\$197,500.00	\$182,000.00	
3. 3/17/2003	6/16/2003	\$229,000.00	\$220,000.00	

Basement	Quality of Construction	Exterior Walls	Lot Size	No. Units	Other	DOM	GLA	GLA Source	Total Rms	Bdrms	Baths	Age	Condition	Parking
0	Average	Wood	1.14	1	0	0	1385	MLS	5	3	2,000	31	3-Avera	2 Stall

Address	Proximity	Date of Sale	Sale Price	List Price	Ratio	DOM	GLA	GLA Src	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 9267 165th Pl N	2.6	2/29/2012	\$200,000.00	\$210,000.00	95	54	1352	MLS	5	3	2,000	33	Average	3 Stall A
2. 16416 131st Way N	0.86	2/2/2012	\$168,000.00	\$184,900.00	91	76	1344	MLS	5	3	2,000	31	Average	Drivewa
3. 12575 169th Ct N N	0.94	1/14/2012	\$165,000.00	\$179,000.00	92	53	1416	MLS	5	3	2,000	28	Average	2 Stall

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Ag't/Broker Inspected?	Other
1. 2 Story	Wood	1.25	KORKER COURTLAND	0	NO	0
2. 1 Story	Wood	1.25	STEVE SPANN	0	NO	0
3. 1 Story	Wood	1.25	CONSTANCE SAMPLES	0	NO	0

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).
In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	POOL HOME SIMILAR CONSTRUCTION SIMILAR GLA
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	POOL HOME SIMILAR CONSTRUCTION SIMILAR GLA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LARGER GLA SIMILAR CONSTRUCTION NO POOL TOTALLY REDONE

Address	Proximity	Listing Date	Original List Price	Current List Price	DOM	GLA	GLA Src	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 13106 153rd Rd N	0.95	1/20/2012	\$225,000.00	\$225,000.00	64	1514	MLS	5	3	2,000	25	Average	2 Stall
2. 16141 130th Way N	0.76	1/10/2012	\$199,000.00	\$184,900.00	86	1456	MLS	5	3	2,000	35	Average	1 Stall
3. 10642 159th Ct N	1.34	2/17/2012	\$195,000.00	\$195,000.00	46	1444	MLS	5	3	2,000	25	Average	2 Stall

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Ag't/Broker Inspected?	Other
1. 1 Story	Wood	1.15	NEISEQ		NO	0
2. 1 Story	Wood	1.16	WITHELD		NO	0
3. 1 Story	Wood	1.25	WITHELD		NO	0

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).
In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POOL HME SIMILAR CONSTRUCTION LARGER GLA FIREPLACE SUPERIOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POOL HOME OLDER SLIGHTLY LARGER GLA NEW WOOD FLOORS
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** SEE ADDITIONAL FIELD TEXT ADDENDA **

Number of Competitive Listings in the Subject Property's neighborhood currently on the market: 15	Price Range \$ 120,000.00 to \$ 289,500.00
Number of Comparable Sales in the Subject Property's neighborhood during the past 12 months: 20	Price Range \$ 102,000.00 to \$ 215,000.00
Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Marketing Time: <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths
Property Values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	New Construction: <input checked="" type="checkbox"/> Low <input type="checkbox"/> High
Demand/Supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
Probable purchaser (first time, investor, etc.): Owner	Probable financing: FHA, CONV
Explain any functional/economic obsolescence: NO FUNCTIONAL OR ECONOMIC OBSOLESCENCE	
Identify any positive or negative site/location influences: POOL IS A POSITIVE AND THE WOODSIDE IS A NEGATIVE ALONG WITH THE LOT IS IN NEED OF LANDSCAPING	

Repair Item	Estimated Cost
Roof/Gutters	\$ 300.00
Debris Removal	\$ 3,000.00
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS \$ 4,300.00	

As Is Low Value: \$165,000.00	Estimated Lot Value Low: \$46,000.00	Suggested AS IS List Price: \$179,900.00
As Is High Value: \$170,000.00	Estimated Lot Value High: \$48,000.00	Interior/Exterior Repaired Value: \$176,000.00
Quick Sale Value: \$150,000.00		

Comments:

THIS IS A VERY RURAL AREA NON PAVED ROAD. THE HOME HAS BEEN VACANT FOR A WHIULE FOR THE LOT TO BE THIS OVERGROWN. THE COMPARABLES ARE ALL WOODSIDE CONSTRUCTION. I WOULD SUGGEST AN INTERIOR EXAMINATION TO GET THE FULL EXTENT OF THE REPAIRS. THE POOL ADDS VALUE

Prepared By: Cohen, Victor	Years of Experience: 7	Date Completed: 4/5/2012
Company Name: Victor Cohen	Distance from Agent location to subject: 16.64	
Address: 7 Via Verona		
Phone: (561) 308-6960	This report is based on the following inspection type: <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior	

This is a BPO market analysis. This is not an appraisal.

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Power Valuation Services, Inc. procures valuation services by licensed 3rd party professionals. All parties are relying on the 3rd parties' knowledge, training and experience Power Valuation Services, Inc. makes no representations or warranties, implied or otherwise, as to the accuracy or fitness for any particular purpose. The BPO valuation services are not appraisals and are not USPAP compliant.

This report and the information found in it are provided as a service of Power Valuation Services, Inc., solely for the convenience of its users. The information, computations (if any) and map images (including the location of individual parcels on maps), while believed reliable, cannot be guaranteed as accurate, and the users of this report are obligated to secure such confirmation of such information and computations as good professional practices dictate.

Exhibit C

ADDITIONAL FIELD TEXT

File No. AHMSI-120405-063

Borrower/Client	GALINDO, HECTOR V				
Property Address	12211 159TH CT N				
City	JUPITER	County	PALM BEACH	State	FL
				Zip Code	33478
Lender	Am Hm Mtg - Special				

LIST COMP 3 COMPARISON COMMENTS
POOL HOME LARGER GLA NEWER SIMILAR CONSTRUCTION SHORT SALE NEW CABINETS, MARBLE COUNTERS IN KITCHEN HANDYMAN

SUBJECT PHOTOGRAPH ADDENDUM

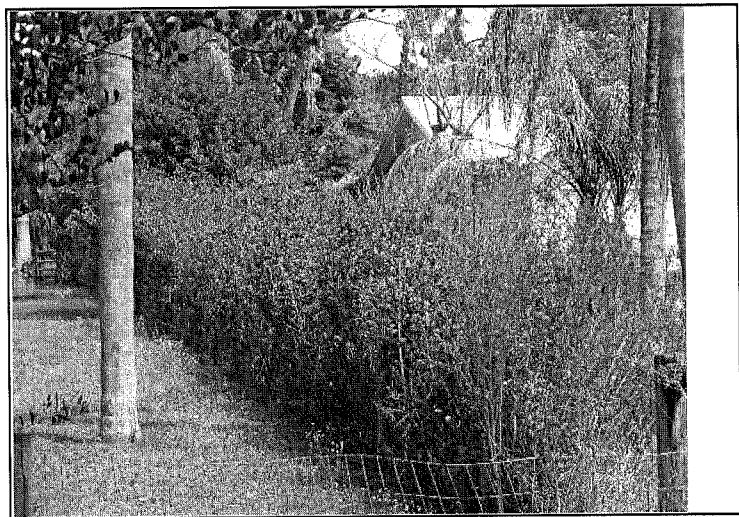
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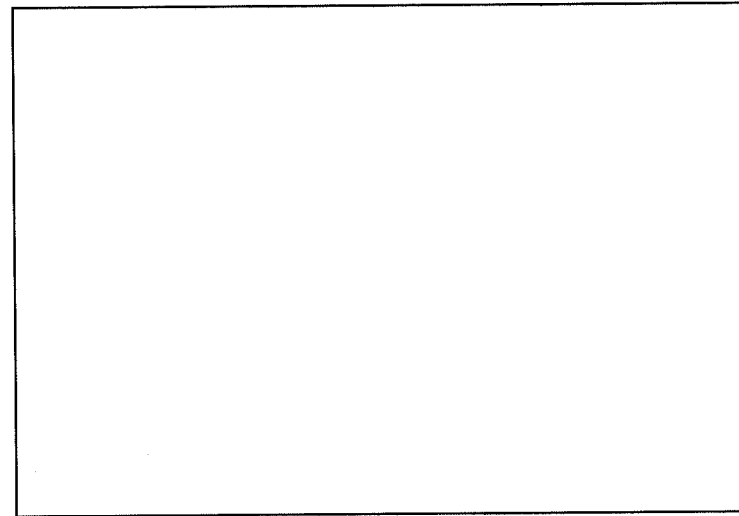
FRONT OF
SUBJECT PROPERTY

Front



REAR OF
SUBJECT PROPERTY

Side



STREET SCENE

ADDITIONAL PHOTOGRAPH ADDENDUM

File No. AHMSI-120405-0630

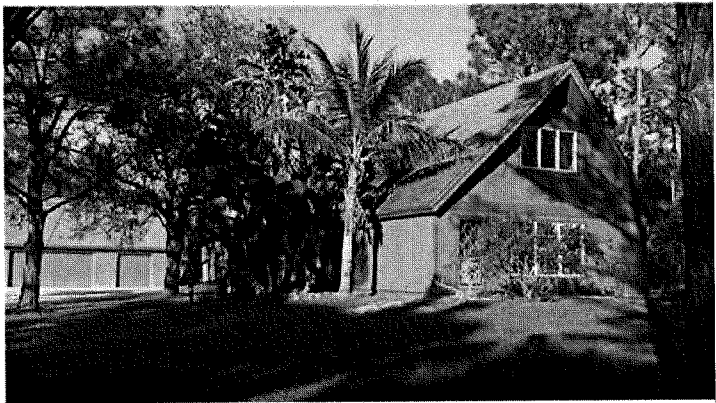
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Subject	
Address Verification	



Subject	
Street View	



Sale 1	
Sold Comp 1	

ADDITIONAL PHOTOGRAPH ADDENDUM

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Sale 2
Sold Comp 2



Sale 3
Sold Comp 3

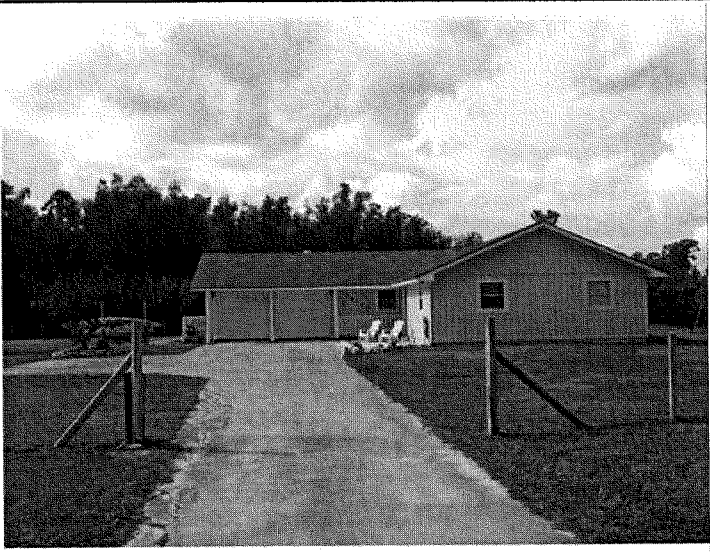


Listing 1
Listed Comp 1

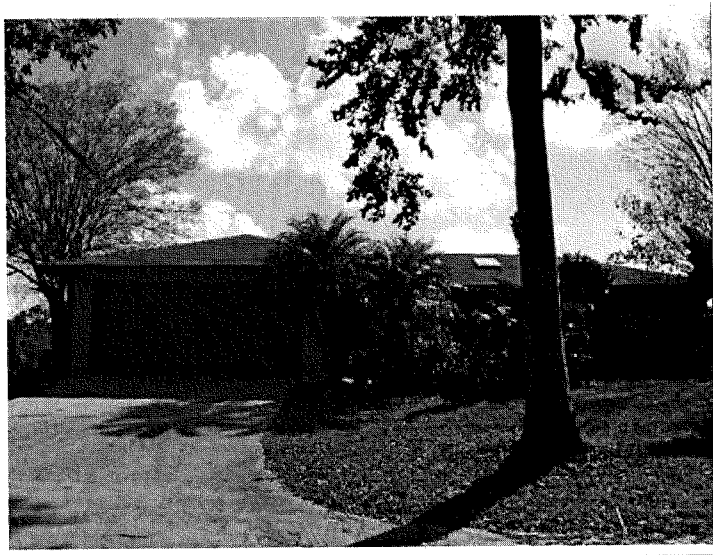
ADDITIONAL PHOTOGRAPH ADDENDUM

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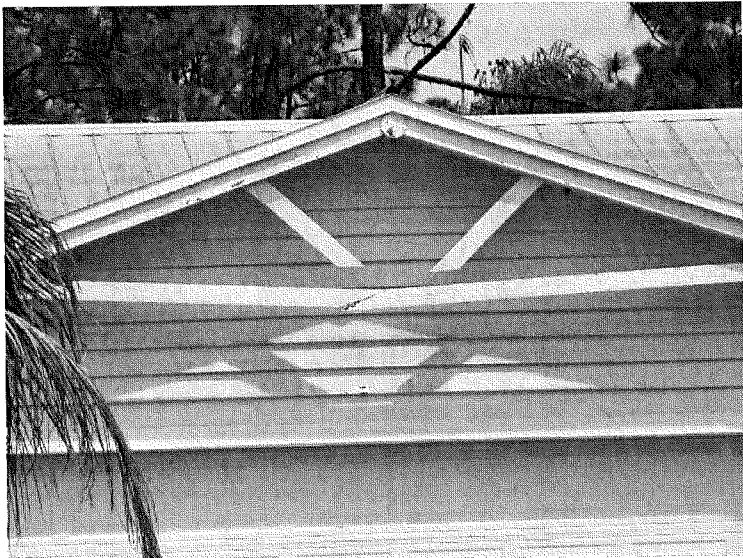
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Lender	Am Hm Mig - Special				



Listing 2
Listed Comp 2



Listing 3
Listed Comp 3



Repair_Exterior
Roof/Gutters:- REPAIR BROKEN TRUSS

ADDITIONAL PHOTOGRAPH ADDENDUM

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Repair_Exterior
Debris Removal:- REMOVE DEBRIS AN

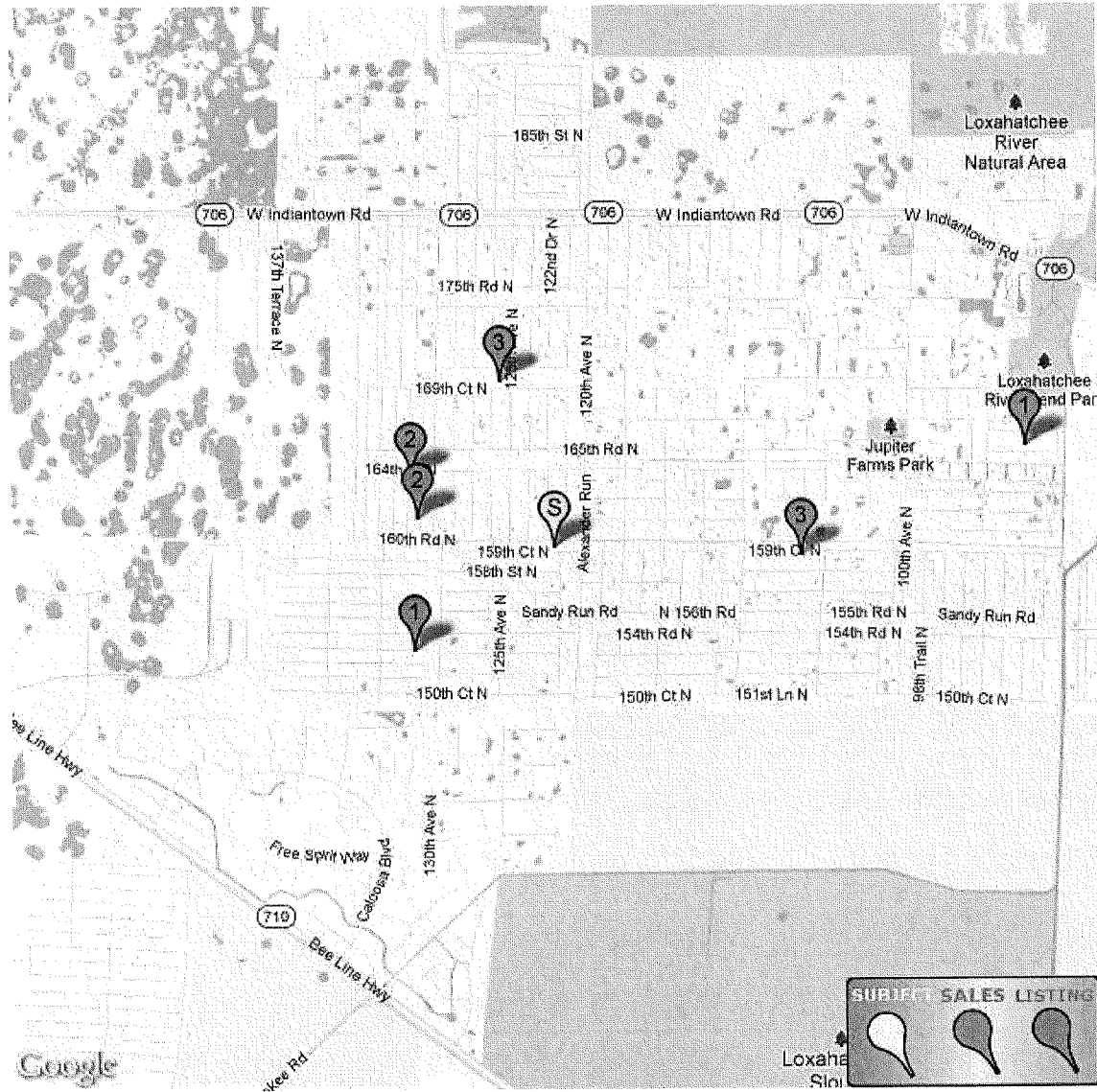


Repair_Exterior
Pool:- POOL CAN BE SEEN IN BACKGR

LOCATION MAP ADDENDUM

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