

MGIC COMPETITIVE MARKET ANALYSIS (FNMA-OR)

This is a market analysis, not an appraisal, and was prepared by a licensed real estate broker of sales agent, not an appraiser. Please be aware that this CMA was not prepared in accordance with Uniform Standards of Professional Appraisal Practice.

Client Name: MGIC Does Subject Conform to Neighborhood in Terms of Style and Construction Material?
 Inspection Type: Accessed Drive-by Yes No, if no explain below
 Case No: Is Subject Property Vacant?: Yes No Unknown
 Borrower Name: Is Subject Property Currently Listed for Sale? Yes, details below No
 Street Address: City: State: Zip:

Market Data for Subject Property Type Monthly HOA Fees (if applicable):\$_____
 Subject Property Type: Single Family Condo 2 Family Manufactured/Mobile Land Only Other _____
 Normal Marketing Time: Under 3 mos 3-6 mos Over 6 mos
 Inventory: Shortage In Balance Over Supply
 Values Have: Increased ___% over past 6 months Decreased ___% over past 6 months Remained Stable over past 6 months
 Price Range of Active Listings in Neighborhood: FROM \$_____ TO \$_____

Please provide a description of the subject property, including any positive or negative features. Also describe the neighborhood and how the subject fits in _____

ITEM	SUBJECT	SOLD COMP #1		SOLD COMP #2		SOLD COMP #3	
Address							
Distance From Subject							
List Price							
Sales Price							
Date of Sale							
ITEM	SUBJECT	DESCRIPTION	\$ ADJ.	DESCRIPTION	\$ ADJ.	DESCRIPTION	\$ ADJ.
Days On Market							
Time Adjustment							
Lot Size/View							
Location							
Age (In Years)							
Condition/Quality							
Above Grade Gross Square Footage							
Rooms/Beds/Baths	/ /	/ /		/ /		/ /	
Basement/Finished Area							
Heating/Air							
Garage, Carport, Etc.							
Amenities (Porch, Patio, Pool, Deck, Fence, Fireplace, etc.)							
Other							
Total Net Adjustments \$		\$		\$		\$	
Indicated Value of Subject (Comp SP-Net Adjustment)		\$		\$		\$	

THREE CURRENT COMPARABLE LISTINGS

ADDRESS	DISTANCE FROM SUBJ.	SQUARE FTG	ROOMS/BEDS/BATHS	AGE	PARKING TYPE	Days On Market	LIST PRICE
Subject Property			/ /				\$
			/ /				\$
			/ /				\$
			/ /				\$

Describe any value-related similarities and differences between the subject and each **Listing** comparable.
 LISTING COMP #1: _____

LISTING COMP #2: _____

LISTING COMP #3: _____

Recommended Normal Market Time:

AS IS List Price: \$ _____
 AS IS Sale Price: \$ _____

Recommended Normal Market Time:

REPAIRED List Price: \$ _____
 REPAIRED Sale Price: \$ _____

Completing Agent: _____

Phone: _____

Date: _____