

**MISC COMPETITIVE MARKET ANALYSIS (FHLMC 1092)**



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

Exterior/Curb Side      Inspection Date \_\_\_\_\_      MGIC Case # \_\_\_\_\_  
 Interior

The following information should reflect the person (RE Professional) responsible for answering any questions regarding this property/BPO:  
 RE Professional Co. Name \_\_\_\_\_ RE Professional \_\_\_\_\_ Phone ( ) \_\_\_\_\_

**SUBJECT PROPERTY DESCRIPTION**

Property Address \_\_\_\_\_ Unit # \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Is the property currently listed for sale with a Real Estate Firm  Yes  No      Name of Listing Broker, Salesperson or Firm \_\_\_\_\_      Phone ( ) \_\_\_\_\_

Property Type  Townhouse  SFD  2 Fam  3 Fam  4 Fam.  Condo      Monthly HOA Fees \$ \_\_\_\_\_

Occupant  Owner  Tenant  Vacant  Unknown

**Estimate of Repairs Needed for Subject Property**

Interior:		Exterior:	
Painting	\$ _____	Painting	\$ _____
Structural (describe)	\$ _____	Structural (describe)	\$ _____
Appliances	\$ _____	Landscaping	\$ _____
Utilities	\$ _____	Roof	\$ _____
Carpet/Floor	\$ _____	Windows	\$ _____
Other (describe)	\$ _____	Other (describe)	\$ _____
Cleaning/Trash Removal	\$ _____	Do you recommend repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Repair Totals: \$ _____			

Overall Property Condition:  Excellent  Good  Fair  Poor

Are there any Items that require IMMEDIATE attention/action:  Yes, description below  No

Title/Legal Issues?  Yes, description below  No  Unknown

Do any environmental issues affect the value of the property?  Yes, description below  No  Unknown

Please provide a description of the subject property, including any positive or negative features, details of "Structural", "Other" and high cost repair items (both interior and exterior), and any items you indicated "Yes" to above :

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**NEIGHBORHOOD**

Values have:  Increased \_\_\_\_\_% Over past 6 months  Decreased \_\_\_\_\_% Over past 6 months  Remained Stable Over 6 months

Normal Marketing Time:  Under 3 mos  3-6 mos  Over 6 mos      No. Of Active Listings in Neighborhood \_\_\_\_\_

Predominant Occupancy:  Owner  Tenant      Price Range of Active Listings From \$ \_\_\_\_\_ To \$ \_\_\_\_\_

Vacancy Rate:  0-5%  5-10%  10-20%  20+%

Please describe the Neighborhood, and how the subject fits in:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**VALUE ESTIMATION**

Probable Sale Price for a:	90-Day Marketing Time	120-Day Marketing Time	180-Day Marketing Time
As Is			
As Repaired			

Comments: (Describe your market strategy and reason for As Is/As Repaired recommendations) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Prepared by \_\_\_\_\_ Date \_\_\_\_\_

COMPETING LISTINGS							
ITEM	SUBJECT	COMPARABLE NO 1		COMPARABLE NO 2		COMPARABLE NO 3	
Address							
Proximity to Subject							
Current List Price	\$	\$		\$		\$	
Current List Date							
Original List Price	\$	\$		\$		\$	
Original List Date							
VALUE ADJUSTMENT CODES: S = Superior      E = Equal      I = Inferior      U = Unknown							
DESCRIPTION	DESCRIPTION	DESCRIPTION	Adj.	DESCRIPTION	Adj.	DESCRIPTION	Adj.
Above Grade Room Count	Total # of Rooms ____ Bdrms ____ Baths ____	Total # of Rooms ____ Bdrms ____ Baths ____		Total # of Rooms ____ Bdrms ____ Baths ____		Total # of Rooms ____ Bdrms ____ Baths ____	
Gross Living Area	Sq. Ft. ____	Sq. Ft. ____	Code	Sq. Ft. ____	Code	Sq. Ft. ____	Code
Location							
View/Lot Size							
Design & Appeal							
Age in Years							
Overall Condition							
Garage/Carport							
Amenities (patio, deck, pool, etc.)							
Overall Rating/Est. \$ Value of Adjustments		\$		\$		\$	
Indicated Value of Subject(LP +/- Net Adj)		\$		\$		\$	
Indicate Property Most Comparable to the Subject		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Please provide comments regarding all of the comparables, and describe any reasons for major adjustments/differences between the subject and comparables: \_\_\_\_\_

CLOSED SALES							
ITEM	SUBJECT	COMPARABLE NO 1		COMPARABLE NO 2		COMPARABLE NO 3	
Address							
Proximity to Subject							
Original List Price	\$	\$		\$		\$	
List Price When Sold	\$	\$		\$		\$	
Sales Price	\$	\$		\$		\$	
Sale Date							
Days On Market							
VALUE ADJUSTMENT CODES: S = Superior      E = Equal      I = Inferior      U = Unknown							
DESCRIPTION	DESCRIPTION	DESCRIPTION	Adj.	DESCRIPTION	Adj.	DESCRIPTION	Adj.
Above Grade Room Count	Total # of Rooms ____ Bdrms ____ Baths ____	Total # of Rooms ____ Bdrms ____ Baths ____		Total # of Rooms ____ Bdrms ____ Baths ____		Total # of Rooms ____ Bdrms ____ Baths ____	
Gross Living Area	Sq. Ft. ____	Sq. Ft. ____	Code	Sq. Ft. ____	Code	Sq. Ft. ____	Code
Sales or Financing Concessions							
Location							
View/Lot Size							
Landscaping							
Design & Appeal							
Age in Years							
Overall Condition							
Garage/Carport							
Amenities (patio, deck, pool, etc.)							
Overall Rating/Est. \$ Value of Adj.		\$		\$		\$	
Indicated Value of Subject(SP +/- Net Adj)		\$		\$		\$	
Indicate Property Most Comparable To Subject		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Please provide comments regarding all of the comparables, and describe any reasons for major adjustments/differences between the subject and comparables: \_\_\_\_\_