



ORDER INFORMATION											
INSPECTION DATE		EFFECTIVE DATE				ORDERED FOR				LOAN NO	
MORTGAGEE			ADDRESS				CITY			ST	ZIP
SERVICE PROVIDED						BROKER NAME/PHONE <i>Wagner M. Smith</i>					
DISCLOSURE											

PROPERTY INFORMATION														
NO. UNITS	TYPE		STYLE		LOT ACRES	GLA SQ FT	ROOMS	BR/BA	BSMT	GARAGE CARPORT		AGE YRS	VIEW	POOL/SPA
										CAR				
CURRENTLY LISTED		LISTED IN LAST 12 MOS		LIST PRICE (IF LISTED) \$		LIST COMPANY (IF LISTED)				LIST COMPANY PHONE (IF LISTED)			DOM	
TRANSFERRED OWNERSHIP IN LAST 12 MOS				SALE DATE (IF SOLD LAST 12 MOS)			SALE PRICE (IF SOLD LAST 12 MOS) \$			MARKET RENT (MONTHLY) \$				
VACANT		SECURED (IF VACANT)		CONDO/PUD		HOA FEES \$ PER		OWNER OCCUPIED %		DEVELOPMENT NAME				
CURB APPEAL			PROPERTY MAINTENANCE			LANDSCAPE & LAWN			CONFORMITY TO NEIGHBORHOOD			CONDITION		
GUEST HOUSE			GUEST HOUSE SQ FT			GUEST BSMT SQ FT			LAND PRICE \$					

NEIGHBORHOOD INFORMATION												
HOMES IN AREA ARE		HOMES IN DIRECT COMPETITION		PRICE RANGE \$ TO \$			SUPPLY/DEMAND			ENVIRONMENTAL ISSUES		
LOCATION		CRIME		NEIGHBORHOOD TREND			HOMES IN THIS MARKET ARE AT A RATE OF % PER MONTH					

COMPARABLE SALES															
ADDRESS		PROX MILES	GLA SQ FT	BR/BA	COND	POOL/VIEW	TYPE/STYLE	LOT SIZE	BSMT	GARAGE CARPORT	AGE	SALE DATE	DOM	LIST PRICE	SALE PRICE
										CAR				\$	\$
										CAR				\$	\$
										CAR				\$	\$
COMP 1 COMMENTS MLS															
COMP 2 COMMENTS MLS															
COMP 3 COMMENTS MLS															

COMPARABLE LISTINGS															
ADDRESS		PROX MILES	GLA SQ FT	BR/BA	COND	POOL/VIEW	TYPE/STYLE	LOT SIZE	BSMT	GARAGE CARPORT	AGE	LIST DATE	DOM	ORIG LIST	CURR LIST
										CAR				\$	\$
										CAR				\$	\$
										CAR				\$	\$
COMP 1 COMMENTS MLS															
COMP 2 COMMENTS MLS															
COMP 3 COMMENTS MLS															

INTERIOR INFORMATION															
GAINED INTERIOR ACCESS				VERIFIED ROOM CT & SQ FT				INTERIOR CONDITION							
COUNTY:		APN#		POSITIVE/NEGATIVE FEATURES											
RECOMMENDED REPAIRS/IMPROVEMENTS														REPAIR EST \$	
NORMAL MARKET (DAYS)	AS-IS		30-DAY QUICK SALE \$		AS-IS LOW PRICE \$		AS-IS HIGH PRICE \$		AS-IS FINAL PRICE \$		AS-IS LIST \$				
	AS-REPAIRED				AS-REPAIRED LOW PRICE \$		AS-REPAIRED HIGH-PRICE \$				AS-REPAIRED LIST \$				
COMMENTS/ADDENDUM															
QUALITY REVIEW REMARKS															

This disclosure addendum, dated 05/28/2015, is incorporated into this BPO Reference #8764522 of the same date and supplements the same as follows:

Disclosure This is a comparative market analysis and not an appraisal. It was prepared by a licensed real estate broker, associate broker or salesperson, not a licensed appraiser.
To Consumers and Other Recipients: This Broker Price Opinion (BPO) is intended for use by the order party and any other contractually permitted parties. With the exception of the party that ordered the BPO and any other contractually permitted parties, no party receiving a copy of the BPO, including the homeowner, may rely on any of the information contained in the BPO. MCS Valuations shall have no liability to any non-customer party receiving a copy of the BPO for any claims related to any information included in the BPO. If you are a third party recipient of the BPO and have any questions about it or the information contained in it, please contact the party that ordered the BPO. Consumers who receive the BPO in connection with a mortgage loan application should contact their lender with any questions.

Intended Use

The intended purpose of this report is to assist with mortgage due diligence and decision-making processes.

ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MCS Valuations ORDER. 8764522
NAME N/A	ADDRESS 33-35 Rainier St	CITY, STATE, ZIP Rochester, NY 14613
PHOTOS COMMENT		

Subject Front



Subject Side



Subject Side



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NAME N/A	ADDRESS 33-35 Rainier St	CITY, STATE, ZIP Rochester, NY 14613
PHOTOS COMMENT		

Subject Damage
paint



Subject House Number



Subject House Number



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PHOTOS COMMENT		

Street View



Listing 1 (86 Locust St)



Listing 2 (12 Villa St)



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PHOTOS COMMENT		

Listing 3 (8 Rainier St)



Sold 1 (60 Locust St)



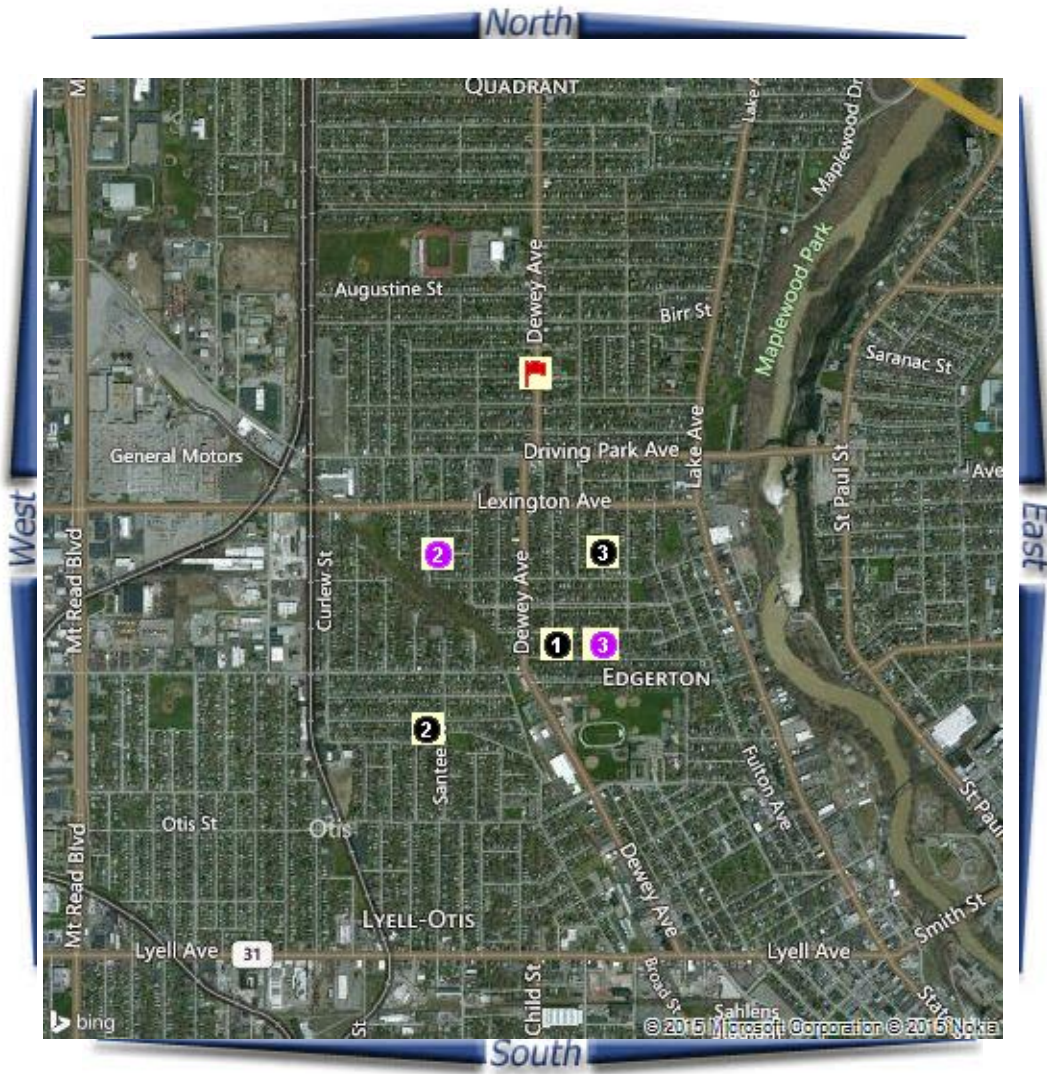
Sold 2 (39 Admiral Park)



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PHOTOS COMMENT		

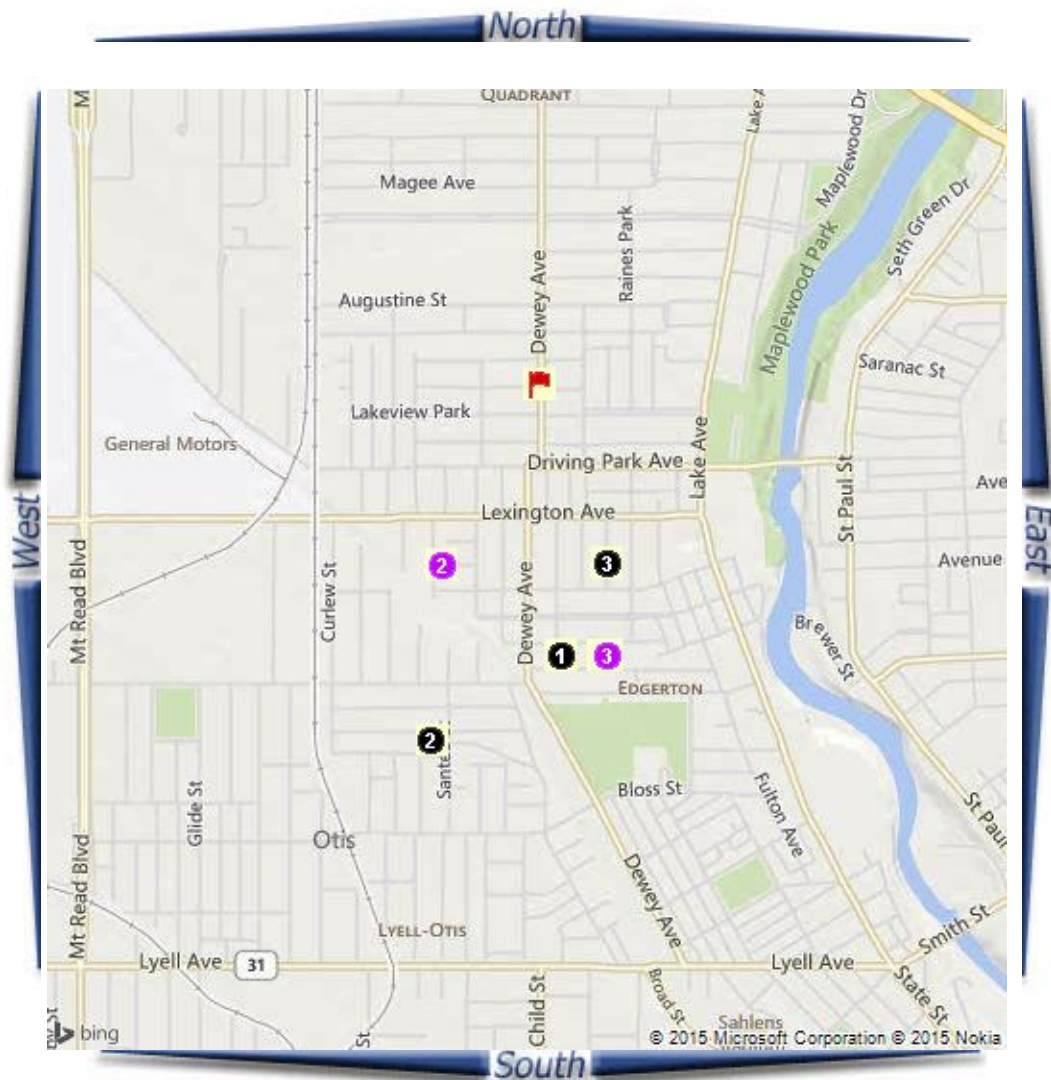
Sold 3 (58 Locust St)





 **Subject Property**

ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MSC Valuations ORDER NO 8764522
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Subject Property

33-35 Rainier St
Rochester, NY 14613

❶ Comp. Listing 1

86 Locust St
Rochester, NY 14613
Dist From Subject: 0.61 Miles

❷ Comp. Listing 2

12 Villa St
Rochester, NY 14606
Dist From Subject: 0.84 Miles

❸ Comp. Listing 3

8 Rainier St
Rochester, NY 14613
Dist From Subject: 0.43 Miles

❶ Closed Sale 1

60 Locust St
Rochester, NY 14613
Dist From Subject: 0.63 Miles

❷ Closed Sale 2

39 Admiral Park
Rochester, NY 14613
Dist From Subject: 0.46 Miles

❸ Closed Sale 3

58 Locust St
Rochester, NY 14613
Dist From Subject: 0.63 Miles