



ORDER INFORMATION																
INSPECTION DATE		EFFECTIVE DATE					ORDERED FOR						LOAN NO			
MORTGAGEE			ADDRESS						CITY			ST	ZIP			
SERVICE PROVIDED							BROKER NAME/PHONE <i>Bill</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																

Addendum

This disclosure addendum, dated 09/14/2015, is incorporated into this BPO Reference #8794571 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 2029	TRACKING NUMBER SFAH004	MCS Valuations ORDER. 8794571
NAME N/A	ADDRESS 2029 26Th St. Ensley	CITY, STATE, ZIP Birmingham, AL 35218
PHOTOS COMMENT		

Subject Front



Subject Interior

bathroom 1



Subject Interior

bedroom 1



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PHOTOS COMMENT		

Subject Interior

bedroom 2



Subject Interior

bedroom 3



Subject Interior

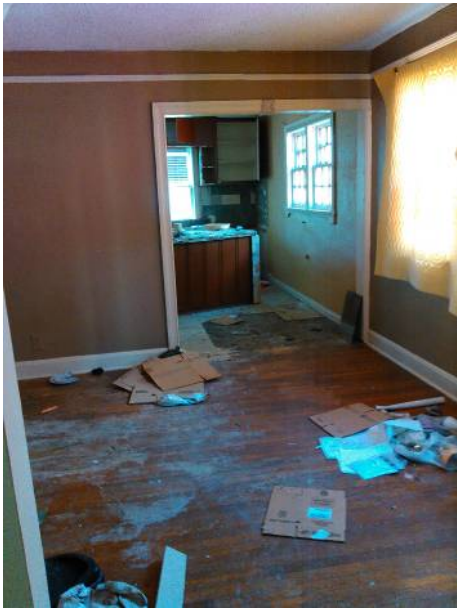
kitchen



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NAME N/A	ADDRESS 2029 26Th St. Ensley	CITY, STATE, ZIP Birmingham, AL 35218
PHOTOS COMMENT		

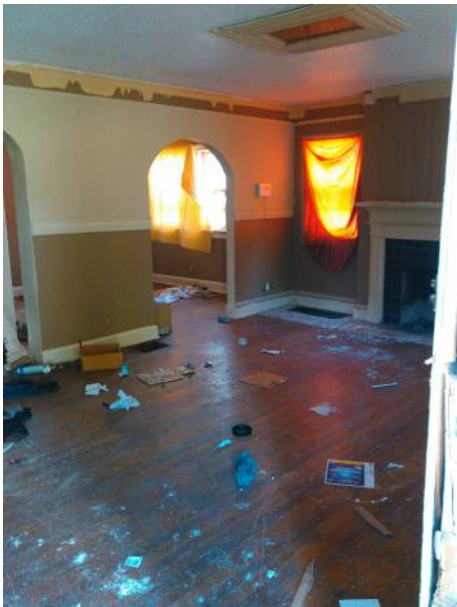
Subject Interior

dining room



Subject Interior

living room



Subject Interior

unfinished basement



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PHOTOS COMMENT		

Subject House Number



Street View



Listing 1 (2344 W 22nd St)



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PHOTOS COMMENT		

Listing 2 (1620 27th St N)



Listing 3 (1516 33rd St N)



Sold 1 (1532 W 41st St)



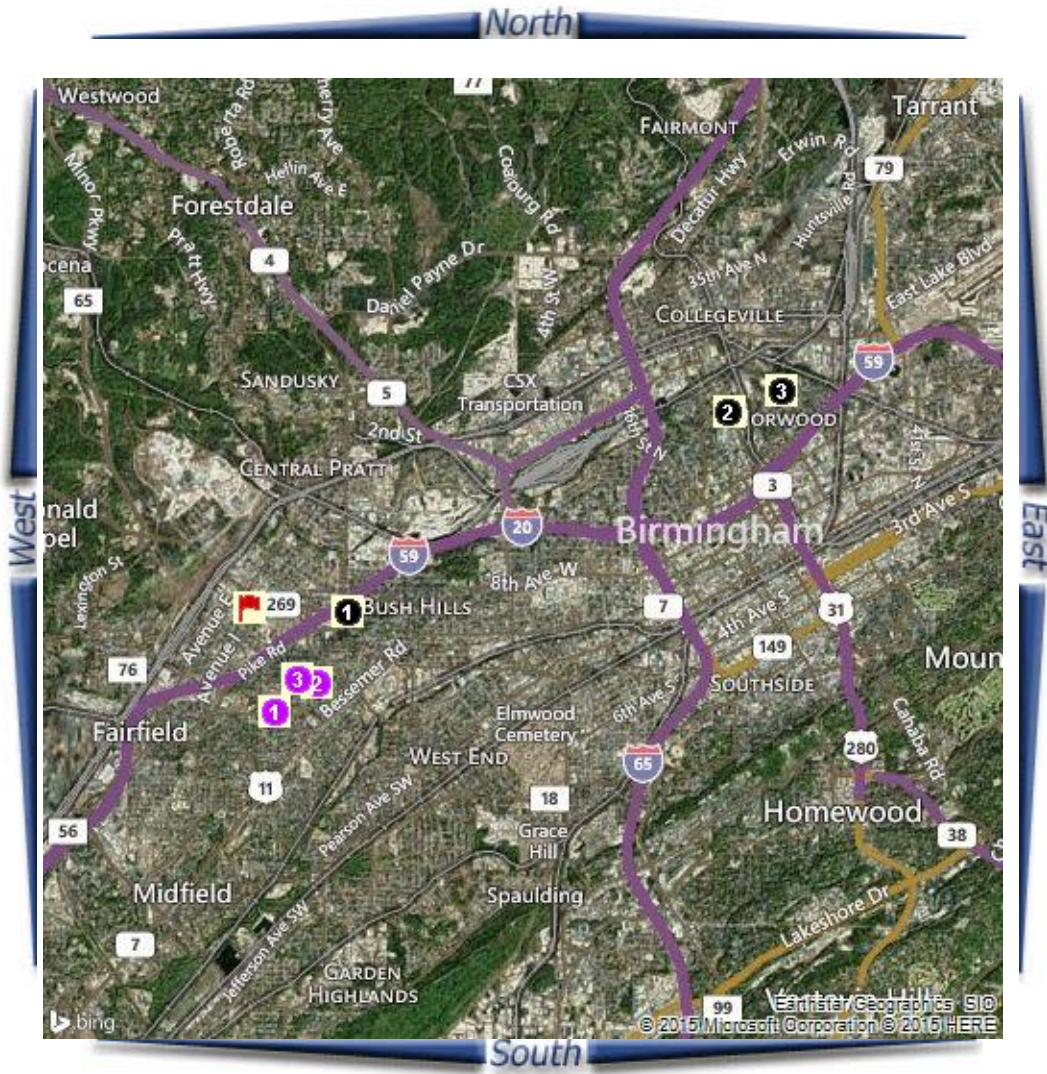
ACCOUNT NUMBER 2029	TRACKING NUMBER SFAH004	MCS Valuations ORDER. 8794571
NAME N/A	ADDRESS 2029 26Th St. Ensley	CITY, STATE, ZIP Birmingham, AL 35218
PHOTOS COMMENT		

Sold 2 (3205 Avenue S)



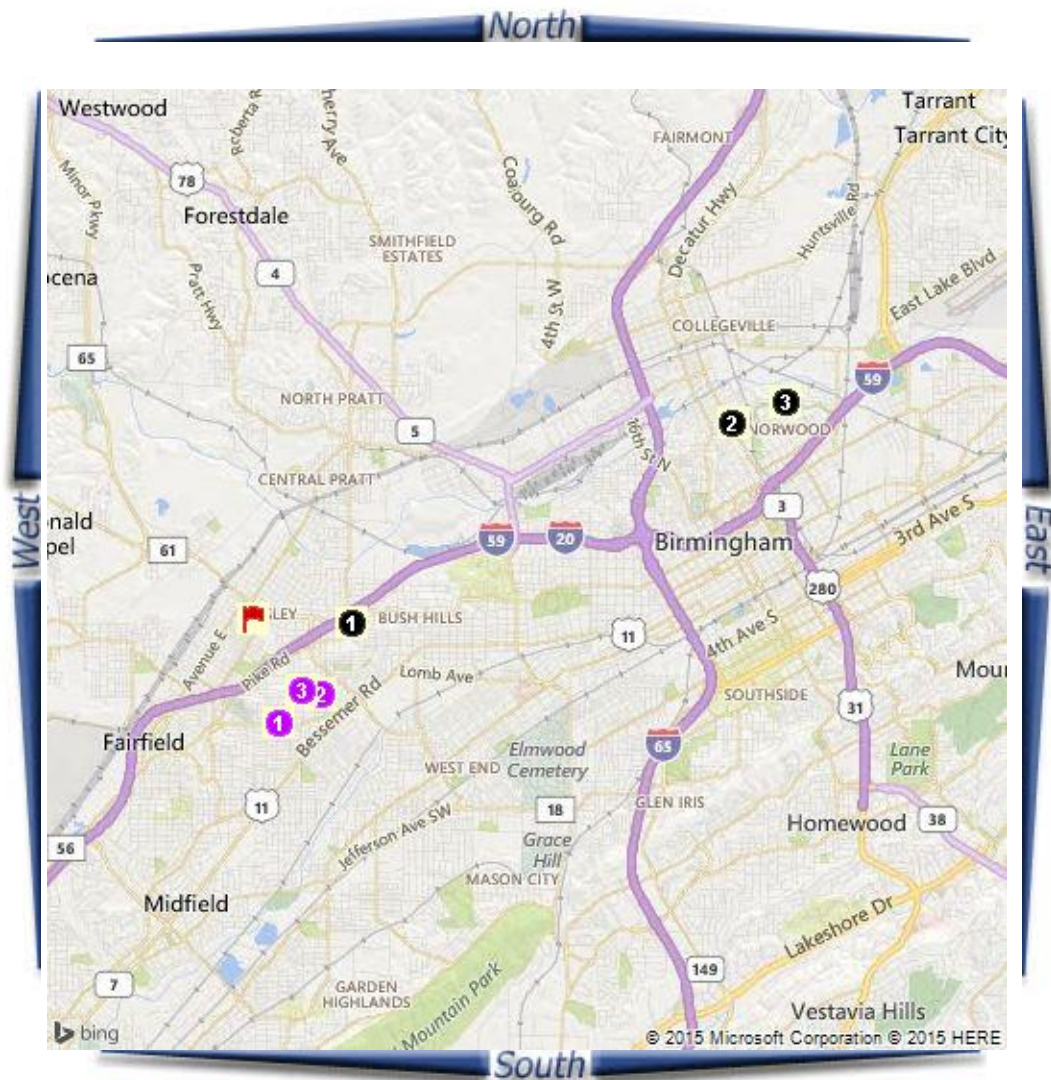
Sold 3 (1716 W 32nd St)





 **Subject Property**

ACCOUNT NUMBER 2029	TRACKING NUMBER SFAH004	MSC Valuations ORDER NO 8794571
NAME N/A	ADDRESS 2029 26Th St. Ensley	CITY, STATE, ZIP Birmingham, AL 35218



Subject Property

2029 26Th St. Ensley
Birmingham, AL 35218

① Comp. Listing 1

2344 W 22nd St
Birmingham, AL 35208
Dist From Subject: 1 Miles

② Comp. Listing 2

1620 27th St N
Birmingham, AL 35234
Dist From Subject: 5.33 Miles

③ Comp. Listing 3

1516 33rd St N
Birmingham, AL 35234
Dist From Subject: 5.9 Miles

① Closed Sale 1

1532 W 41st St
Birmingham, AL 35208
Dist From Subject: 1.1 Miles

② Closed Sale 2

3205 Avenue S
Birmingham, AL 35208
Dist From Subject: 1.03 Miles

③ Closed Sale 3

1716 W 32nd St
Birmingham, AL 35208
Dist From Subject: 0.87 Miles