



ORDER INFORMATION																
INSPECTION DATE		EFFECTIVE DATE					ORDERED FOR						LOAN NO			
MORTGAGEE			ADDRESS						CITY			ST	ZIP			
SERVICE PROVIDED							BROKER NAME/PHONE <i>Ther Howell</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 07/20/2015, is incorporated into this BPO Reference #8779103 of the same date and supplements the same as follows:

**Disclosure** This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of the parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.

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 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 for:

- 1) an existing or potential seller for listing and selling a parcel of real property;
- 2) an existing or potential buyer of a parcel of real property;
- 3) a third party making decisions or performing due diligence related to the potential listing, offering, sale, exchange, option, lease or acquisition price; or
- 4) an existing or potential lienholder or other third party for any purpose other than as the basis to determine the value of a parcel of real property, for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

The provisions of this subsection do not preclude the preparation of a broker's opinion to be used in conjunction with or in addition to an appraisal.

ACCOUNT NUMBER 255	TRACKING NUMBER SFAH004	MCS Valuations ORDER. 8779103
NAME N/A	ADDRESS 255 McMinn Rd.	CITY, STATE, ZIP Batesville, MS 38606
PHOTOS COMMENT		

Subject Front



Subject House Number



Street View





ACCOUNT NUMBER 255	TRACKING NUMBER SFAH004	MCS Valuations ORDER. 8779103
NAME N/A	ADDRESS 255 McMin Rd.	CITY, STATE, ZIP Batesville, MS 38606
PHOTOS COMMENT		

Listing 1 (349 Lafferty Rd)



Listing 2 (6 County Road 526)



Listing 3 (72 Tammy Ln)





ACCOUNT NUMBER 255	TRACKING NUMBER SFAH004	MCS Valuations ORDER. 8779103
NAME N/A	ADDRESS 255 McMinn Rd.	CITY, STATE, ZIP Batesville, MS 38606
PHOTOS COMMENT		

Sold 1 (87 Evergreen Dr)



Sold 2 (1320 Boyd St)



Sold 3 (305 CR-115)

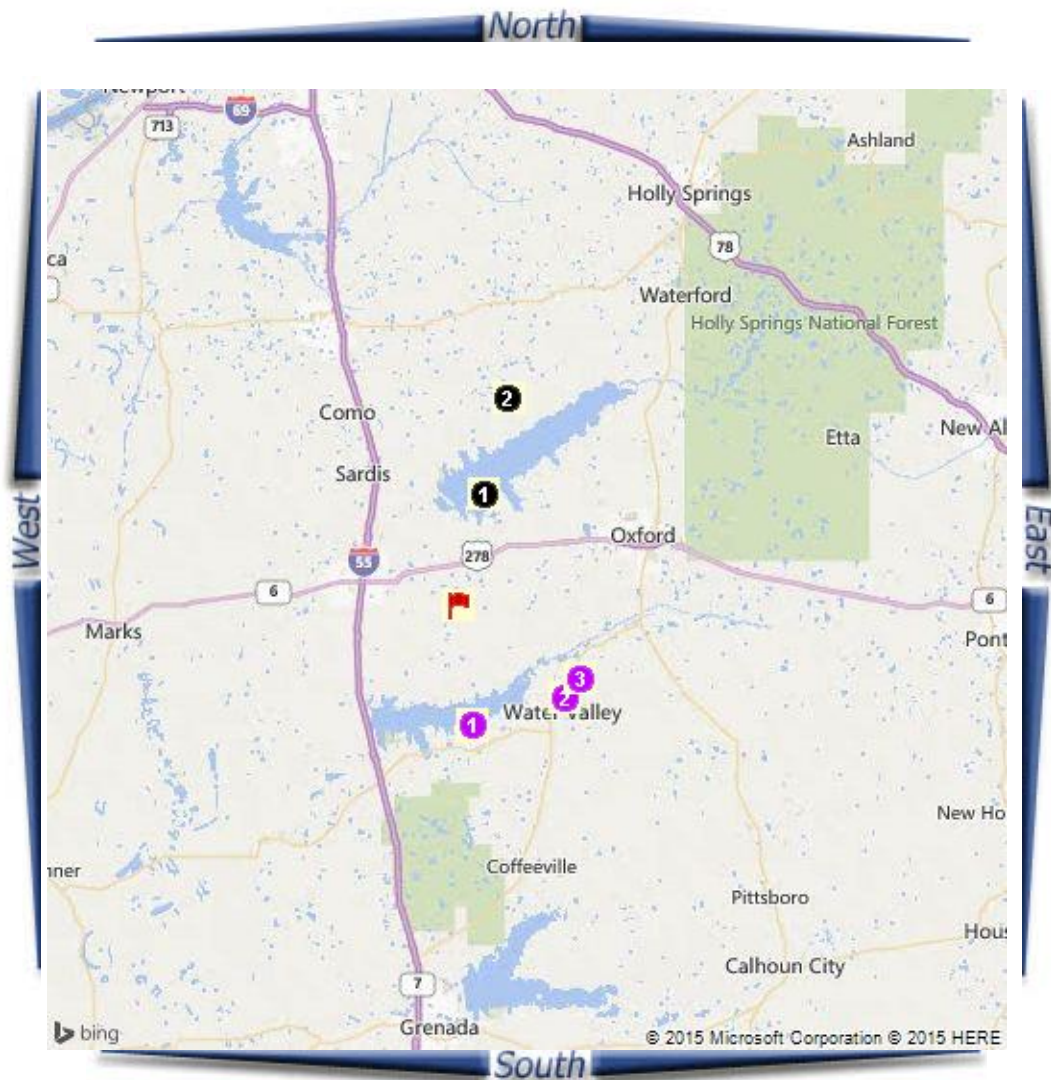




 **Subject Property**



ACCOUNT NUMBER 255	TRACKING NUMBER SFAH004	MSC Valuations ORDER NO 8779103
NAME N/A	ADDRESS 255 McMinn Rd.	CITY, STATE, ZIP Batesville, MS 38606



### Subject Property

255 McMinn Rd.  
Batesville, MS 38606

#### ❶ Comp. Listing 1

349 Lafferty Rd  
Batesville, MS 38606  
Dist From Subject: 9.34 Miles

#### ❷ Comp. Listing 2

6 County Road 526  
Como, MS 38619  
Dist From Subject: 17.51 Miles

#### ❸ Comp. Listing 3

72 Tammy Ln  
Water Valley, MS 38965  
Dist From Subject: 9.89 Miles

#### ❶ Closed Sale 1

87 Evergreen Dr  
Water Valley, MS 38965  
Dist From Subject: 9.76 Miles

#### ❷ Closed Sale 2

1320 Boyd St  
Water Valley, MS 38965  
Dist From Subject: 11.43 Miles

#### ❸ Closed Sale 3

305 CR-115  
Water Valley, MS 38965  
Dist From Subject: 11.55 Miles