



ORDER INFORMATION																
INSPECTION DATE		EFFECTIVE DATE					ORDERED FOR						LOAN NO			
MORTGAGEE			ADDRESS						CITY			ST	ZIP			
SERVICE PROVIDED							BROKER NAME/PHONE <div>434</div>									
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 05/19/2015, is incorporated into this BPO Reference #8764518 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. 8764518
NAME N/A	ADDRESS 178 Roosevelt Ave	CITY, STATE, ZIP Buffalo, NY 14215
PHOTOS COMMENT		

Subject Front



Roof Condition



Subject House Number



ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MCS Valuations ORDER. 8764518
NAME N/A	ADDRESS 178 Roosevelt Ave	CITY, STATE, ZIP Buffalo, NY 14215
PHOTOS COMMENT		

Street View



Listing 1 (113 Millicent Ave)



WNYREIS

Listing 2 (93 Andover Ave)



WNYREIS

ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MCS Valuations ORDER. 8764518
NAME N/A	ADDRESS 178 Roosevelt Ave	CITY, STATE, ZIP Buffalo, NY 14215
PHOTOS COMMENT		

Listing 3 (143 Westminster Ave)



Sold 1 (59 Martha Ave)



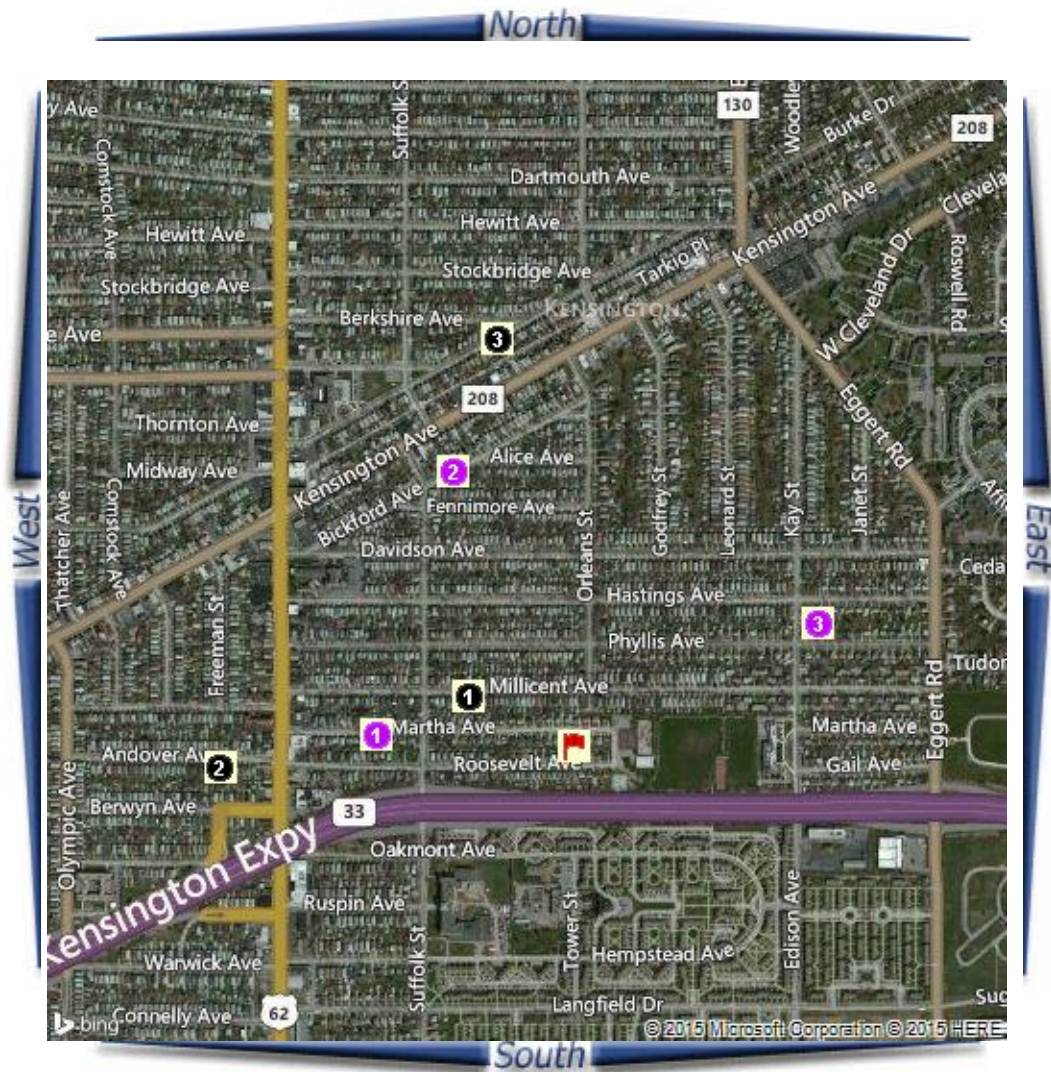
Sold 2 (101 Bickford Ave)



ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MCS Valuations ORDER. 8764518
NAME N/A	ADDRESS 178 Roosevelt Ave	CITY, STATE, ZIP Buffalo, NY 14215
PHOTOS COMMENT		

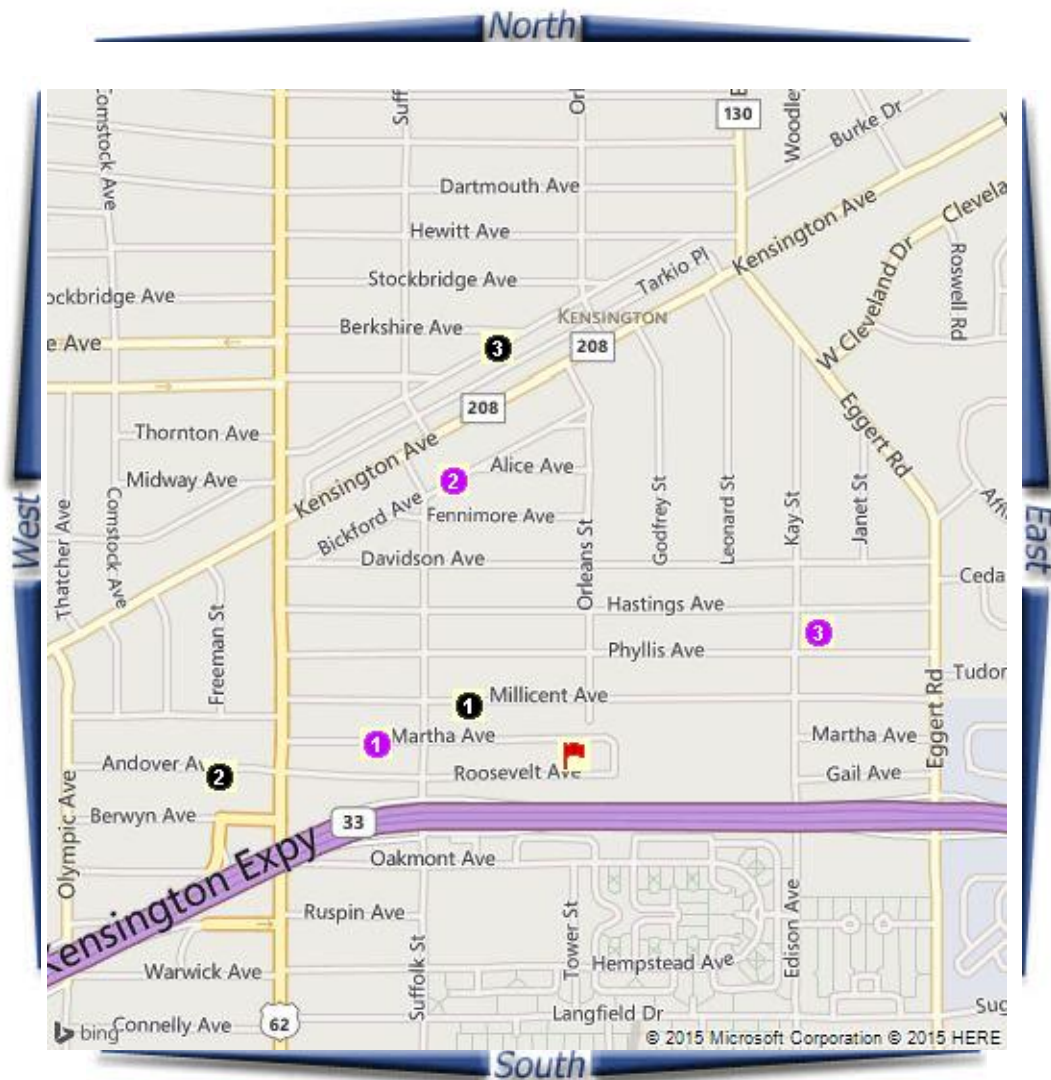
Sold 3 (322 Phyllis Ave)





 **Subject Property**

ACCOUNT NUMBER N/A	TRACKING NUMBER Javlin001	MSC Valuations ORDER NO 8764518
NAME N/A	ADDRESS 178 Roosevelt Ave	CITY, STATE, ZIP Buffalo, NY 14215



Subject Property

178 Roosevelt Ave
Buffalo, NY 14215

① Comp. Listing 1

113 Millicent Ave
Buffalo, NY 14215
Dist From Subject: 0.13 Miles

② Comp. Listing 2

93 Andover Ave
Buffalo, NY 14215
Dist From Subject: 0.4 Miles

③ Comp. Listing 3

143 Westminster Ave
Buffalo, NY 14215
Dist From Subject: 0.47 Miles

① Closed Sale 1

59 Martha Ave
Buffalo, NY 14215
Dist From Subject: 0.22 Miles

② Closed Sale 2

101 Bickford Ave
Buffalo, NY 14215
Dist From Subject: 0.34 Miles

③ Closed Sale 3

322 Phyllis Ave
Buffalo, NY 14215
Dist From Subject: 0.31 Miles