

BROKER'S PRICE OPINION - FAS FORM 201
SUBJECT PROPERTY INFORMATION

Loan Number:	Borrower:	APN/Tax ID#:
Street Address:	City:	State: Zip Code:

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 Days)	(90 Days)	(30 Days)	(90 Days)
Suggested List Price:	As Is List:	As Repaired List:	Quick Sale:	Land:
Estimated Sales Price:	As Is Sale:	As Repaired Sale:	Quick Sale:	Land:

SUBJECT PROPERTY REPAIRS

Description:	Estimate:	
Description:	Estimate:	
Description:	Estimate:	
Description:	Estimate:	
Description:	Estimate:	
Lender Required Property Repairs:	Contribution of Value:	Estimate Total:
Explain Required Repairs:		

SUBJECT PROPERTY CHARACTERISTICS

Subject Property Address	Type	Cond	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	Listed	DOM

SUBJECT PROPERTY COMMENTS

	PROPERTY STATUS
	Vacant:
	Vandalized:
	Locked/Secured:
	Winterized:

COMPARABLE SALE INFORMATION

- Indicates the comparable considered most similar in value to subject

Comparable Sale Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	SP	Sale Date	\$PSF	DOM

ACTIVE COMPARABLE INFORMATION

- Indicates the comparable considered most similar in value to subject

Active Comparable Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	Orig LP	Curr LP	\$PSF	DOM

LISTING AGENT INFORMATION

Name:	Firm Name:	Phone Number:	Subject MLS #:
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NEIGHBORHOOD DATA

Number of similar listings within 1 mile:	Listing price range:	-	Pride of Ownership:
Avg marketing time for comparable sales:			Avg marketing time for comparable listings:
Construction nearby? Distance:	Construction Price Range:	-	Neighborhood Trend:
Neighborhood Trend Rate: % monthly	Rental Market: Lease potential \$	month	REO competition Price Range:
Special Assessments/Homeowner Dues?	Amount:		Population Density:
Management Co Name:	Management Co Phone:		Mello Roos Fees?
Yearly Property Taxes: \$	Current:		
Neighborhood factors that would detract from subject:			

BPO PREPARATION

Broker Firm Name:	Preparer:	Inspection Date:
Broker Tax ID#:	Report Date:	FAS Review Date:
Prox to subject:	Explanation:	



FINANCIAL ASSET SERVICES, INC.

Subject Photo Addendum

Client Name:	
Subject Property:	



Subject Front Photo



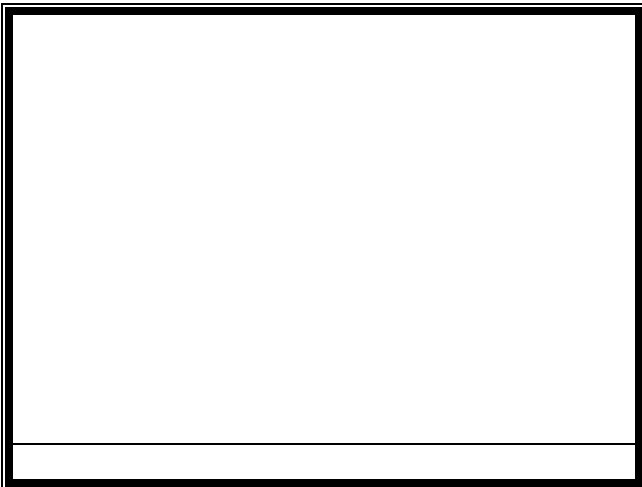
House Number Identification



Subject Side Photo



Subject Street Photo





FINANCIAL ASSET SERVICES, INC.

Comparable Photo Addendum

Client Name:	
Loan Number:	
Subject Property:	



List Comp 1



Sold Comp 1



List Comp 2



Sold Comp 2



List Comp 3



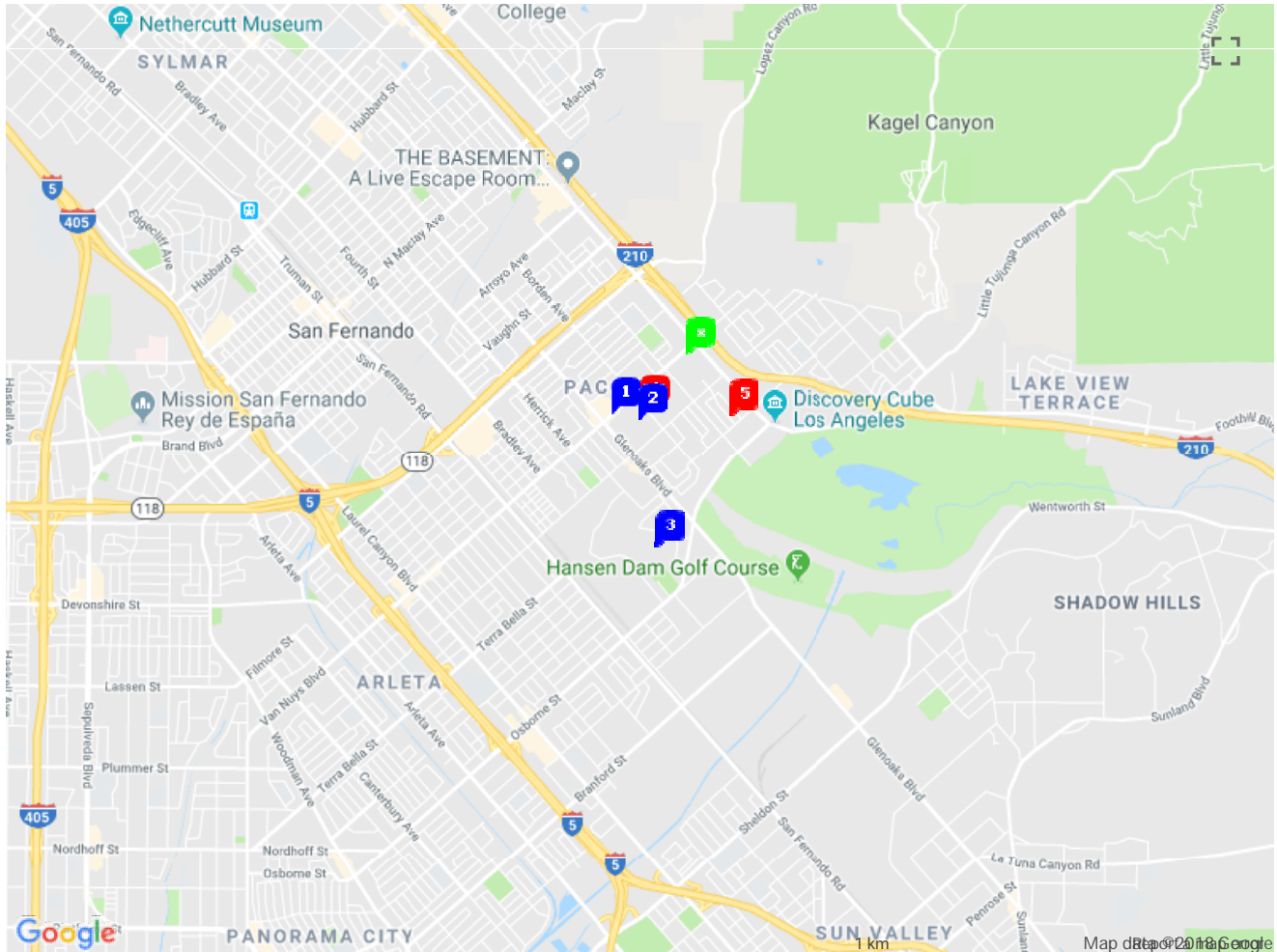
Sold Comp 3

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."



FINANCIAL ASSET SERVICES, INC.

PROXIMITY MAP: 11462 FOX HOLLOW LANE UNIT 141 PACOIMA AREA, CA 91331



LISTING LEGEND AND INFORMATION

	STREET ADDRESS	ZIP CODE	PROXIMITY	STATUS	
	SUBJECT PROPERTY	11462 Fox Hollow Lane Unit 141	91331	0 MI	* Address Verified
	COMPARABLE LISTING	11150 Glenoaks Blvd #81	91331	0.4mi	* Address Verified
	COMPARABLE LISTING	12543 Pierce St #6	91331	0.3mi	* Address Verified
	COMPARABLE LISTING	12411 Osborne St #116	91331	0.7mi	* Address Verified
	COMPARABLE SALE	11233 Borden Ave #33	91331	0.3mi	* Address Verified
	COMPARABLE SALE	12120 Terra Bella St #23	91331	0.6mi	* Address Verified
	COMPARABLE SALE	11349 Dronfield	91331	0.7mi	* Unknown Address

* THIS COMPARABLE SALE OR LISTING IS NOT SHOWN HERE DUE TO THE ABILITY TO BE GEOCODED.

* THE ADDRESS FOR THIS COMPARABLE SALE OR LISTING HAS BEEN VERIFIED AND GEOCODED.

ALL COMPARABLE SALES AND LISTINGS PROXIMITY DATA HAS BEEN PROVIDED BY THE ASSIGNED AGENT.