

Property Address:	<input type="text" value="1341 GREENWOOD DR"/>	IAS Order #:	<input type="text" value="1790477"/>
City, State, Zip:	<input type="text" value="GARLAND, TX 75041"/>	Project ID:	<input type="text" value="LOANMARKET102312"/>
Loan:	<input type="text" value="93954"/>	Mortgagor:	<input type="text" value="UNKNOWN"/>
2nd Loan/Client #:	<input type="text" value="LoanMarket"/>	Investor #:	<input type="text"/>

SUBJECT PROPERTY **Occupancy Status:** VACANT OCCUPIED **Property Appears Secure?** YES NO

Location	Currently Listed	Current List Broker	List Broker Phone	Date Last Sold	Last Sold Amount	Previous List Date	Previous List Amount	Taxes	Taxes Delinquent
Suburban	NO			unknown	unknown			\$1,895.00	\$0.00

APN#: Special Assessments:

Subject Comments:

close to major freeways

Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
							
Address	1341 GREENWOOD DR	1540 Axe Dr	2928 Larry	2800 Larry Dr	2029 Skillman Dr	2008 Tennyson Dr,	518 Briarwood Dr
Zip	75041	75041	75041	75041	75041	75041	75041
Proximity		145.00 Miles	0.83 Miles	0.75 Miles	0.72 Miles	0.93 Miles	0.75 Miles
Subdivision	Devonwood Park	Devonwood Park	Parkmont	Parkmont	Brookhollow	Daugherty Heights	Brookhollow
MLS Number		11708413	11747342	11828052	11851082	11846447	11843808
Data Source	Assessor Records	MLS	MLS	MLS	MLS	MLS	MLS
Sale Type	Fair Market	Fair Market	REO	REO	REO	Fair Market	Fair Market
Orig List Date		01/17/12	03/30/12	08/25/12	10/15/12	10/14/12	09/26/12
Orig List Price		\$54,900	\$42,000	\$48,000	\$53,000	\$57,900	\$74,900
Current List Date					10/15/2012	10/14/2012	09/26/2012
Current List Price					\$53,000	\$57,900	\$74,900
Sale Date		06/29/12	08/28/12	10/22/12			
List Price at Sale		\$54,900	\$42,000	\$48,000			
Sale Price		\$51,500	\$42,000	\$43,405			
Seller Concessions		unknown	unknown	unknown			
DOM (Curr / Total)	/	145 / 145	116 / 116	37 / 37	11 / 11	22 / 22	14 / 14
Num of Units	1	1	1	1	1	1	1
PropertyType	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Property Style	ranch	ranch	ranch	ranch	ranch	ranch	ranch
Condition	Average	Average	Average	Average	Average	Average	Average
Year Built	1952	1952	1954	1954	1954	1953	1954
Lot Size	0.18 Acres	0.30 Acres	0.17 Acres	0.24 Acres	0.20 Acres	0.16 Acres	0.18 Acres
Above Grade Room Count	3/1/0/0	2/1/0/0	3/1/0/0	3/1/0/0	2/1/0/0	3/1/0/0	3/1/0/0
Gross Living Area	978	865	884	884	1032	1104	1034
Basement sq ft	0	0	0	0	0	0	0
Basement (% fin)							
Price per sq ft		\$59.54	\$47.51	\$49.10	\$51.36	\$52.45	\$72.44
Garage/Carport	2 Garage - Attached	1 Garage - Attached	1 Garage - Attached	1 Garage - Attached	1 Garage - Attached	None	1 Garage - Attached
Fireplace	0	0	0	0	0	0	0
Pool	No	NO	NO	NO	NO	NO	NO
View Type	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Inferior/Superior		Inferior	Inferior	Inferior	Superior	Superior	Superior

Sale 1 Comments	superior in square feet MLS: ***Nice home comes equipped with central heat and air, ceramic tiles, huge yard with Fig Tree!!***
Sale 2 Comments	Please see the comments addendum page.
Sale 3 Comments	inferior in square feet MLS: Cute 3 Bedroom 1 Bath on corner lot. Orig wood flrs throughout.Bring your decorating ideas. Excellent opportunity for first time buyer or investor

Listing 1 Comments	Please see the comments addendum page.
Listing 2 Comments	Please see the comments addendum page.
Listing 3 Comments	Please see the comments addendum page.

NEIGHBORHOOD DATA:

Neighborhood Value Trend: Improving Stable Declining **Monthly rate (%) of change?** **# months for Value trend change**

Neighborhood Pride of Ownership: Excellent Good Fair Poor **New Construction in area?**

Average Marketing Time of Comparable Listings: **Average Marketing Time of Comparable Sales:**

Price Range of Competing Properties: to **Number of Competing Listings in Neighborhood:**

Predominate Value for Immediate Area:

Describe any negative neighborhood factors that will detract from subject:

Economic outlook for region/subject's market:

Rent Control: Yes No

Comments:

MARKETABILITY OF SUBJECT:

Number of REO/Short Sale properties in the subjects market **Number of REO/Short Sale properties on the subject's block**

Is the presence of REO/Short Sale properties in the subject's market adversely affecting overall values?

Average marketing time for lender owned properties in subject's market

In the subject's market, what is the average % discount required to sell a lender owned property compared to a comparable non-lender owned property?

*** Will this property be a problem for resale? If so, why?:**

Indicate any financing subject will NOT qualify for:

Most likely buyer:

Explain any functional/economic obsolescence:

PROPERTY COMMENTS AND FEATURES

Please Describe Any Negative Features or Condition of the Property:

Please Describe Any Positive Features or Condition of the Property:

REPAIRS

Does Property have any damage that may qualify as an Insurance claim ? **Description:**

Insurance Repairs Estimated Amount and Description:

Interior Repairs Estimated Amount and Description:

Exterior Repairs Estimated Amount and Description:

Updates Needed Estimated Amount and Description:

Total Repairs

BROKER COMMENTS REGARDING VALUE CONCLUSION:

based on sales in market area

VALUE CONCLUSION:

		<u>90-120 DAY MARKET TIME</u>			
	AS-IS Sale Strategy		REPAIRED Sale Strategy		ESTIMATED LAND ONLY VALUE
RECOMMENDED LIST PRICE:	\$49,000		\$49,000		\$22,000
ANTICIPATED SALE PRICE:	\$47,000		\$47,000		
<u>30 DAY QUICK SALE MARKET TIME</u>		<u>OTHER VALUES</u>			
	Quick Sale Strategy				Recommended Sales Strategy:
RECOMMENDED LIST PRICE:	\$45,000	6 MONTH FUTURE VALUE:	\$46,775	<input checked="" type="checkbox"/> AS IS	<input type="checkbox"/> REPAIRED
ANTICIPATED SALE PRICE:	\$45,000	FAIR MARKET RENT VALUE:	\$900		
<small>"Future Value is a calculation based on Brokers' ASP Price and Monthly Rate % of change. This does not represent a prediction or determination of future value, it merely displays a possible value if the area market trend were to continue."</small>					

QC COMMENTS:

Although some market data presented falls outside generally accepted guidelines, the agent has adequately justified its use and the value conclusion is reasonable and supported.

Broker Signature: SHAROLYN WRIGHT-WOODARD	BPO Date: 10/26/2012	IAS Order #: 1790477
Broker Company: CENTURY 21 JUDGE FITE 214.642.6562		Loan: 93954
Property Address: 1341 GREENWOOD DR		

NOTE: This report is meant to be a Broker's Opinion of Value ONLY and is not to be construed as an appraisal.

SUBJECT PROPERTY COMMENTS ADDENDUM:**COMP LISTING # 1 COMMENTS ADDENDUM:**

superior in square feet MLS: Cozy home with TONS of potential! Bring your decorative ideas and make this house your home! Home features 2nd living area and exposed brick in kitchen adds character! This is a Fannie Mae HomePath property. Purchase for as little as 3% down! This property is approved for HomePath Mrtg Fncing AND HomePath Renovation Mrtg Fncing! Buyer to verify all information contained herein prior to closing. First look in effect until 16 days from list date.

COMP LISTING # 2 COMMENTS ADDENDUM:

superior in square feet MLS: Foundation repair with Transferable Warranty done on this property! Great Location! Close to 635 and George Bush! First time homebuyer property with three bedrooms! Property has a huge, peaceful fenced backyard. New carpet, blinds ceiling fans with central air and heat. Double pane windows! Kitchen with plenty of cabinets. Priced to SELL! As is.

COMP LISTING # 3 COMMENTS ADDENDUM:

superior in square feet MLS: Beautifully updated home in a well-established neighborhood. Family features lovely wood floors, freshly painted walls, updated fixtures and more. Galley Kitchen includes lovely black and white flooring, stainless steel appliances, Built-ins and lovely white cabinets. Built in throughout the home, Ceiling fans and lighting fixtures updated. Lovely back porch overlooks the large treed backyard.

COMP SALES # 1 COMMENTS ADDENDUM:**COMP SALES # 2 COMMENTS ADDENDUM:**

inferior in square feet MLS: BOM! Second chance for some lucky buyer! HUD 491-912025. IN. No ac. As-Is. Buyer to verify ALL information. Large backyard. Do NOT turn on utilities for inspections without Form to FSM. Eligible bidders time deadlines on HudHomeStore site. Owner occupants sealed bids til 9 3. Bid TODAY! Investors bid 9 24. \$100 Down program may be available for owner occupants paying full price using FHA financing. Want to add Central air? try FHA w escrow!

COMP SALES # 3 COMMENTS ADDENDUM:

PHOTOS:

IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: Subject



Description: Side View



PHOTOS:

IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: House Number Verification



Description: StreetView



PHOTOS:

IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: StreetView



Description: CompListing1

Address: 2029 Skillman Dr, Garland TX 75041



PHOTOS:

IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: CompListing2 Address: 2008 Tennyson Dr.,Garland TX 75041



Description: CompListing3 Address: 518 Briarwood Dr,Garland TX 75041



PHOTOS:

IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: CompSale1 Address: 1540 Axe Dr, Garland TX 75041



Description: CompSale2 Address: 2928 Larry, Garland TX 75041



PHOTOS:

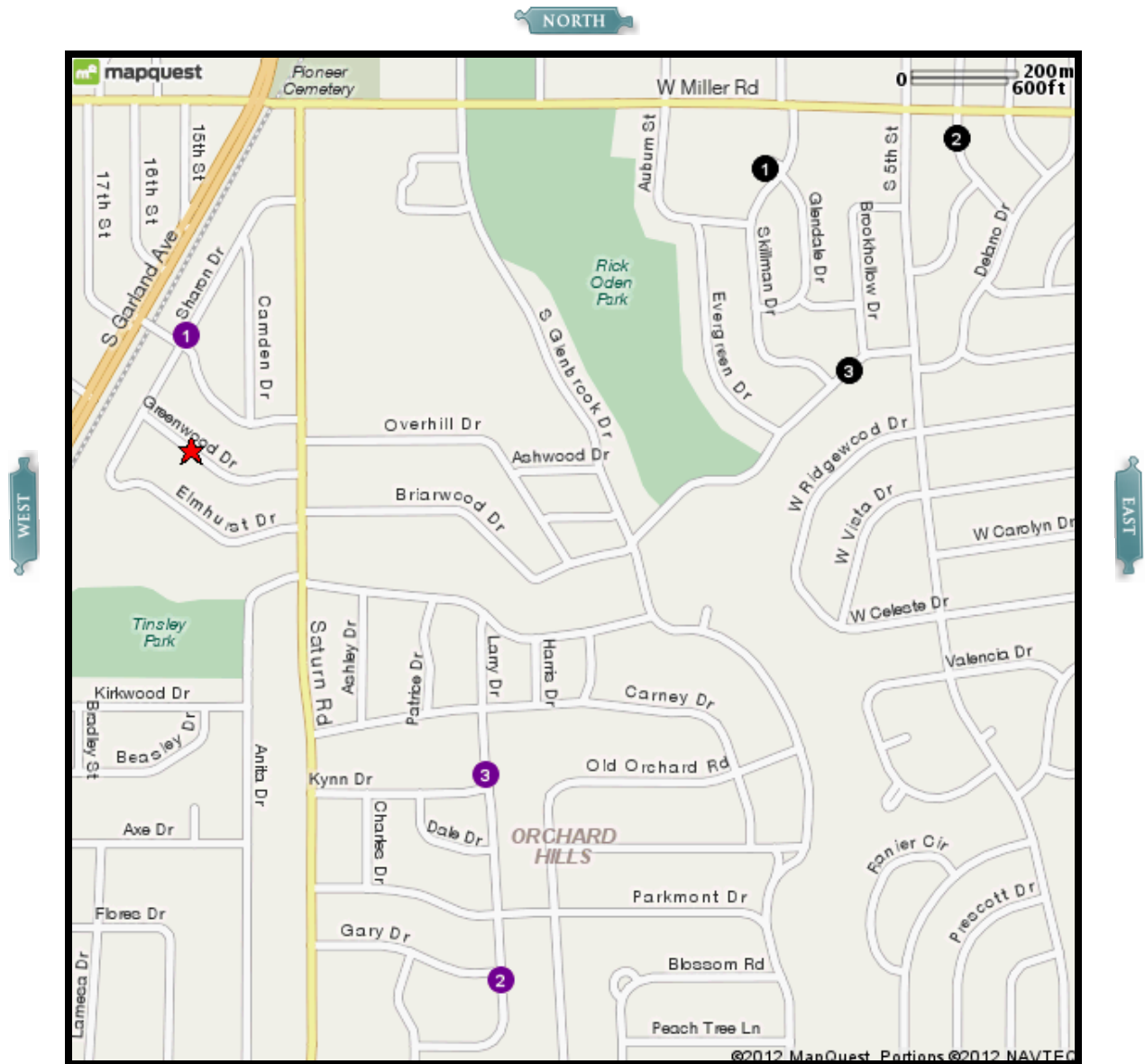
IAS Number: GRE1341B
Loan Number: 93954
Address: 1341 GREENWOOD DR , GARLAND, TX 75041 (Dallas)

Description: CompSale3 Address: 2800 Larry Dr,Garland TX 75041



Description: Misc





Order Number: GRE1341B

Loan Number: 93954

★ Subject Property:

1341 GREENWOOD DR
GARLAND, TX 75041

Distance from Subject to Broker Office: 2.0571482167 Miles

~Distances not Guaranteed~

Based on MapQuest's accuracy & ability to locate addresses.

- 1 Comp. Listing 1:**
2029 Skillman Dr
Garland, TX 75041
Dist. From Subject: 0.7192941676 Miles
- 2 Comp. Listing 2:**
2008 Tennyson Dr,
Garland, TX 75041
Dist. From Subject: 0.9334288788 Miles
- 3 Comp. Listing 3:**
518 Briarwood Dr
Garland, TX 75041
Dist. From Subject: 0.7525508810 Miles

- 1 Closed Sale 1:**
1540 Axe Dr
Garland, TX 75041
Dist. From Subject: 0.1251344846 Miles
- 2 Closed Sale 2:**
2928 Larry
Garland, TX 75041
Dist. From Subject: 0.6665163392 Miles
- 3 Closed Sale 3:**
2800 Larry Dr
Garland, TX 75041
Dist. From Subject: 0.4808254120 Miles