

Consideration of Value (“COV”)

Report Date: _____

I. Transaction Details

- a. Subject Property Address: _____
- b. Seller Name: _____
- c. Buyer Name: _____

II. Property Type

- ☐ SFR ☐ CONDO/TOWNHOME ☐ MULTIFAMILY
- ☐ LOT / LAND ☐ COMMERICAL

III. Property Use

- ☐ PERSONAL ☐ INVESTMENT

IV. Property Condition

- | | | | | | |
|----------------------|------------------------------------|-------------------------------|------------------------------|-------------------------------|------------------------------|
| a. Overall Interior: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |
| b. Overall Exterior: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |
| c. Roof: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |
| d. Plumbing: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |
| e. Electrical: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |
| f. HVAC: | ☐ EXCELLENT | ☐ GOOD | ☐ BAD | ☐ UGLY | ☐ N/A |

V. Offer Breakdown

a. Market Value *(“ARV”) = \$ _____

*ARV = After Repair Value (Market-Ready Price)

(MINUS)

b. Needed Repairs \$ _____

c. Closing Costs/Commissions \$ _____

d. Assumed Solar Loan/Lease: \$ _____

e. Assumed Water Loan/Lease: \$ _____

f. Holding Costs/Misc. \$ _____

(EQUALS)

OFFER AMOUNT: \$ _____

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VI. Sales Comparables (. . . to be considered by Lender)

1. Address: _____ Price:_____

MLS Status: _____ Days On Market (DOM): _____ Proximity: _____

On Market Date: _____ Sold Date: _____

2. Address: _____ Price:_____

MLS Status: _____ Days On Market (DOM): _____ Proximity: _____

On Market Date: _____ Sold Date: _____

3. Address: _____ Price:_____

MLS Status: _____ Days On Market (DOM): _____ Proximity: _____

On Market Date: _____ Sold Date: _____

4. Address: _____ Price:_____

MLS Status: _____ Days On Market (DOM): _____ Proximity: _____

On Market Date: _____ Sold Date: _____

5. Address: _____ Price:_____

MLS Status: _____ Days On Market (DOM): _____ Proximity: _____

On Market Date: _____ Sold Date: _____

VII. Additional Comments, if any . . . (to be considered by Lender)

Consideration of Value (“COV”)

I/WE attest by signing the below, it is the opinion of I/WE that the above provided information is a true and accurate reflection of the property condition and the current real estate market. Further, I/WE attest that Loan Mitigation Services, LLC (“LMS”) did NOT assist, in any manner, in this Consideration of Value (“COV”) submission.

Listing-Agent Signature

Date

Listing-Agent Print Name

Company or Brokerage Name

Buyer/Selling-Agent Signature

Date

Buyer/Selling-Agent Print Name

Company or Brokerage Name

Buyer Signature

Date

Buyer Print Name

Company Name