



Employee Relocation Council
Broker's Market Analysis and Strategy Report

ERC is a non-profit membership organization
concerned with the transfer of corporate
employees.

Purpose: This report is not an appraisal or a home inspection. Rather, it is designed to enable the real estate broker to conduct a diligent
analysis of the subject property's condition, competition, and future marketability. Based on this analysis, the broker is to estimate the subject
property's:

- Most Likely Sales Price "As Is" and Most Likely Sales Price "With Repairs & Improvements," and
Most Likely Net Price "As Is" and Most Likely Net Price "With Repairs & Improvements,"

assuming a reasonable marketing time, not to exceed 120 days. (Refer to definitions on page 3 of this form. Also refer to ERC's manual on
completing this form.)

This form is being completed for: Home-Marketing Assistance Homesale Buyout

Procedural Guidelines

For procedures on contacting homeowner, inspecting property, submitting report, and providing photos, follow requesting company's guidelines.

SUBJECT INFORMATION
File # Homeowner(s)
Property Address Home Phone #
City, State, Zip Work Phone #
BMA Requested by (Co. & Contact) e-mail
Requesting Co. Address Phone #
City, State, Zip Fax #
Real Estate Firm & Contact e-mail
Real Estate Firm Address Phone #
City, State, Zip Fax #
Agent Preparer (if other than contact) Phone #
Form of Ownership: Fee Simple Leasehold Type: Condo Coop PUD Single Family Other
Occupant: Homeowner Tenant Vacant
Indicate any personal property that remains (e.g., refrigerator, range, lighting fixtures, ceiling fans, etc.)
Is the subject currently listed? Yes No Listing Company/Agent

FINANCING
Describe the most probable means of financing and terms for the subject.
Are points customarily paid by the seller on the most probable financing? Yes No If yes, how many?
Comment on any other seller financing concessions that are necessary to enhance the sale of the subject property
Do you anticipate any issues that would affect the ability to secure financing for the subject property? (e.g., condition, zoning,
environmental, HOA, etc.) Yes No If yes, comment
Note: The above financing information should be carried over to the MARKETING STRATEGY and VALUE ANALYSIS sections on page 3 of this
form.

SUBJECT CONDITION
What repairs & improvements (R&I) are necessary to secure or obtain financing as indicated in the FINANCING section above and/or are
recommended to enhance the subject's marketability. (Recommended items should increase the subject's value and/or lower the marketing
time.) Indicate specific items and their estimated costs to cure.
Interior Items R&I Estimates Exterior Items R&I Estimates
\$ \$
\$ \$
\$ \$
\$ \$
\$ \$
\$ \$
\$ \$
Total Interior: \$ Total Exterior: \$
TOTAL R&I \$
(Add the Total Interior \$ and Total Exterior \$)
Estimate the contributory value (if any) of the TOTAL R&I to the Most Likely Sales Price \$
Note: The above recommended R&I items and costs should be carried over to the MARKETING STRATEGY and VALUE ANALYSIS sections on page 3 of this form.

INSPECTIONS/DISCLOSURES
List all required and customary inspections (e.g., municipal, certificate of occupancy, environmental, etc.)
Required:
Customary:
Are there any visible/known problem areas which would warrant additional inspections (e.g., structural, etc.)?
List required disclosures if any.

MARKET AREA
Subject's locational type: Urban Suburban Distant suburban Rural Farm Resort
Market Area Price Range: \$ to \$ Property Values are: Increasing Stable Declining
Marketing Time (list to contract): Up to 120 days 121-180 days Over 180 days
Number of closed comparable sales in market area in the last six months:
Number of competing listings in subject's price range:
Availability of competing listings: Shortage In balance Oversupply
Type of competing listings: (estimated total should = 100%): % New homes % Resale % REO/Foreclosure % Corporate
Describe any marketing concessions/incentives being offered on competing properties that may adversely affect the subject's value:
Recommend any marketing concessions/incentives that should be offered for the subject:

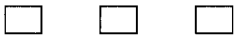


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- For all properties in both grids below, report verifiable facts and figures starting with "Proximity to Subject" through "Type Heating System."
- From "Location" through "Int. Condition's Appeal," rate each item as "Good," "Avg.," or "Fair," in comparison to general market competition.
- Rate each competing listing or comparable sale to the subject by indicating "Plus" (more favorable than subject), "Equal" (similar to subject), or "Minus" (less favorable than subject) in the Overall Rating at the end of each grid. Note: Dollar adjustments are specifically not requested in the two grids below.

COMPETING LISTINGS	ITEM	SUBJECT									Listing #1			Listing #2			Listing #3		
	Address, City																		
	Proximity to Subject																		
	Original List Price																		
	Current List Price																		
	Last Price Change (date)																		
	Days-on-market (from original list date)																		
	Style																		
	Car Storage/Type																		
	Approximate Age																		
	Lot Size																		
	Appx. Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.								
	Above Grade Room Count	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths			
Basement Area																			
Basement Finished																			
Deck/Patio																			
Pool/Spa																			
Type Air Conditioning																			
Type Heating System																			
Location	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Lot Characteristics	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
View	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Floor Plan Utility	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Ext. Condition's Appeal	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Int. Condition's Appeal	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Overall Rating of Listings as Compared to Subject	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	
<i>Describe significant value-related differences between the subject and the competing listings (including condition, location, appeal, amenities, deferred maintenance, utility, view, market conditions and days-on-market) and explain any seller financing, discount points, and/or other concessions being offered. Also, indicate if the contact or agent has inspected the competing listing's interior.</i>																			
Listing #1: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														
Listing #2: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														
Listing #3: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														

PENDING/CLOSED SALES	ITEM	SUBJECT									Comparable Sale #1			Comparable Sale #2			Comparable Sale #3		
	Address, City																		
	Proximity to Subject																		
	Original List Price																		
	Final List Price																		
	Sales Price																		
	Under Contract Date																		
	Closing Date																		
	Days-on-market (from original list date)																		
	Style																		
	Car Storage/Type																		
	Approximate Age																		
	Lot Size																		
Appx. Gross Living Area	Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.									
Above Grade Room Count	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths	Tot.	Brms.	Baths				
Basement Area																			
Basement Finished																			
Deck/Patio																			
Pool/Spa																			
Type Air Conditioning																			
Type Heating System																			
Location	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Lot Characteristics	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
View	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Floor Plan Utility	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Ext. Condition's Appeal	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Int. Condition's Appeal	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Avg.	<input type="checkbox"/>	Fair	
Overall Rating of Sales as Compared to Subject	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	<input type="checkbox"/>	Plus	<input type="checkbox"/>	Equal	<input type="checkbox"/>	Minus	
<i>Describe significant value-related differences between the subject and pending/closed sales (including condition, location, appeal, amenities, deferred maintenance, utility, view, market conditions and days-on-market) and explain any seller financing, discount points, and/or other concessions which were paid. Also, indicate if the contact or agent has inspected the comparable sale's interior.</i>																			
Sale #1: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														
Sale #2: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														
Sale #3: Inspected?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Comments: _____														



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ADDITIONAL COMMENTS

Comment on significant features of the subject's amenities and floor plan/design (appeal, flow, functionality, etc.) and describe any positive/negative influence on marketability. _____

Comment on any other known items (e.g., real estate taxes, special assessments, HOA/Condominium/Cooperative fees or restrictions, future plant closings, environmental hazards, etc.) which may affect the marketing and eventual selling price of the subject property and that are not mentioned in any other section of this form. _____

VALUE ANALYSIS

This report is not an appraisal or home inspection. The purpose of this report is to obtain information and the contact's/agent preparer's opinions that support an estimate of the Most Likely Sales Price and Most Likely Net Price. This will be achieved by considering the property both "As Is" and "With Repairs and Improvements," assuming reasonable marketing time, not to exceed 120 days. If indicated in the FINANCING, SUBJECT CONDITION, and MARKETING STRATEGY sections, assume that the seller will pay points/concessions.

Definition of the Most Likely Sales Price (MLSP): The negotiated value agreed to by both buyer and seller on the offer-to-purchase contract reflecting reasonable marketing time, **not to exceed 120 days**, (market time measured from the date of inspection to the date of contract). The negotiated value is estimated: a) in "As Is" condition and,
b) "With Repairs & Improvements," which includes the contributory value of recommended repairs and improvements as indicated on page 1.

Definition of Financing Concessions: Recommended or required mortgage-related points and closing costs paid by the seller. (See FINANCING section on page 1.)

Definition of Marketing Concessions/Incentives: The cost of recommended concessions/incentives (non-financing related), for example: home warranty, selling agent bonus, etc. (See recommendations in MARKET AREA and MARKETING STRATEGY sections.)

Definition of the Most Likely Net Price: The net value after deducting anticipated expenses, when applicable, from the Most Likely Sales Price, "As Is" and "With Repairs and Improvements." These anticipated expenses are limited specifically to:

- total cost of recommended repairs & improvements (R&I) as indicated on page 1,
- financing concessions, and
- marketing concessions/incentives.

VALUE ANALYSIS	"AS IS"	"WITH REPAIRS & IMPROVEMENTS" <small>("As Is" + Contributory Value as indicated on page 1)</small>
Most Likely Sales Price (MLSP) <small>(marketing time not to exceed 120 days)</small>	\$	\$
Cost of Repairs & Improvements (Subtract)	-	-\$
Financing Concessions (Subtract)	-\$	-\$
Marketing Concessions/Incentives (Subtract)	-\$	-\$
Most Likely Net Price	\$	\$

Suggested Initial Listing Prices: \$ (As Is) \$ (with R&I)

MARKETING STRATEGY

Other than the customary listing procedures (e.g., submitting to MLS, etc.), describe your complete marketing strategy and the actions to be taken in the first 30 days of the listing period, targeting the likely buyer. This strategy should refer to and include data on pages 1-3, including any special financing, seller concessions, pricing strategy, effects of positive and negative features of the property or its location, and economic and seasonal trends that may affect the subject's value. Describe your opinion of marketing either "As Is" or "With Repairs & Improvements," relating cost of repairs and improvements to contributory value as well as effect on total marketing time if repairs and improvements are not completed as recommended. Attach an addendum if more space is needed to present a complete marketing strategy.

If the purpose of this report is for home-marketing assistance:
List and estimate the cost of additional Repairs & Improvements recommended to market the property **after it is vacated** (for example, neutralize custom decor, patch and paint walls, etc.).

File #: _____ Real Estate Firm: _____
 Real Estate Firm Tax ID #: _____ Date of Inspection: _____
 Contact Name: _____ Agent Preparer Name: _____
 Contact Signature: _____ Agent Preparer Signature: _____