

Date: [Date]

To: [Lender/Service Name]

Attention: Short Sale Department / Loss Mitigation

RE: Broker Price Opinion (BPO)

Property Address: [Full Property Address]

Loan Number: [Loan Number]

Dear Short Sale Processor,

Enclosed please find the Broker Price Opinion (BPO) and supporting documentation for the above-referenced property. This valuation has been prepared to assist in the evaluation of a pending short sale offer.

Key details regarding the property valuation include:

- **Market Condition:** [Stable/Declining/Improving]
- **Property Condition:** [Excellent/Fair/Poor]
- **Estimated Repairs:** \$[Amount]
- **Suggested List Price:** \$[Amount]
- **Recommended Sale Price (As-Is):** \$[Amount]

The valuation is based on a comparative market analysis of three recent closed sales and three active listings within the immediate proximity. Significant adjustments have been made to account for [mention specific factors like deferred maintenance, neighborhood trends, or property damage].

Photographs of the subject property and all comparable properties are attached to this report. If you require additional information or clarification regarding this BPO, please contact me directly.

Sincerely,

[Your Name]

[Real Estate License Number]

[Company Name]

[Phone Number]

[Email Address]