

PROPERTY ANALYSIS FORM

1. OWNERSHIP AND PROPERTY LOCATION

Owner's Name _____ Telephone _____
Owner's Address _____
Property Address _____

2. PHYSICAL DESCRIPTION

Size in Square Feet _____ Bedrooms _____ Baths: Full ____ Half ____
Appliances Refrigerator _____ Stove _____ Oven _____
Washer/Dryer _____ Water Softener _____
Microwave _____ Garbage Disposal _____
Dishwasher _____ Other _____
Basement _____ Attic _____ Porch _____ Utility Room _____
Garage _____ Den/Family Room _____ Lot Size _____ Zoning _____
Fireplace _____ Window Coverings _____
Carpet _____ Construction _____ Age _____
Central AC _____ Heat _____ Largest Utility Bill _____
City Water _____ School District _____
Public Transportation _____ Taxes _____ Year _____
Assessments _____ Items Included in Assessments _____
Comments _____

3. OWNER'S SITUATION

How Long Owned _____ How Long on Market _____ Asking Price _____
Original Asking Price _____ Date of Price Change _____
Why Selling _____ Needs Cash _____
How Much Cash _____ Could Cash be Spread Over Time _____
What Owner Will be Doing With Cash Received _____
Will Owner Assist in Financing _____ How Much _____
Interest Rate _____
What Owner Likes Most About Property _____ Least _____
Comments _____

4. RENTAL ANALYSIS

Is Property Rented Now _____ To Whom _____ Children _____ Pets _____
How Long _____ Lease or Month to Month _____
Monthly Rent _____ Last Increase _____ Last Month's Rent _____
Security Deposit _____ Concessions _____
Potential Rental Income _____ Improvements Needed Before Renting _____
Other Rents in Neighborhood _____ Rent Paid _____
Comments _____

5. FINANCING

First Mortgage _____ Lender _____ Balance _____
Interest Rate _____ Assumable _____ Payment _____
P.I.T.I.* _____ Debt Service Constant _____
Second Mortgage _____ Lender _____ Balance _____
Interest Rate _____ Assumable _____ Payment _____
Debt Service Constant _____

Other Liens _____

*Principal, Interest, Taxes, and Insurance