



BPO Addendum

(As required by SB 184 – Nevada 2009 Legislative Session)

Purpose of BPO

The Nevada licensee completing this BPO (Broker Price Opinion) is completing it for the purpose of assisting the seller or lien holder or purchaser in establishing an estimated price for the subject property.

Interest in Property

- _____ The party requesting this BPO is the lien holder.
- _____ The party requesting the BPO is the seller or seller's asset manager.
- _____ The party requesting the BPO is a purchaser.

Basis Used in Determining Estimated Price

The basis used is a comparable market analysis, from similar sales and listings.

Disclosure of Licensee Contemplated Interest

The licensee completing the BPO may be the listing agent for the property or may in the future represent the owner of the property via a listing agreement and/or may represent a purchaser for the property.

Licensee Name and License Number

Licensee preparing BPO = _____

Licensee Nevada License #: = _____

Licensee signature: _____

Broker Name Disclosure

The Real Estate Brokerage is Keller Williams Realty The Marketplace and the Broker is J C Melvin.

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.