

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/Septic _____ School District _____
Public Transportation _____ Taxes _____
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.* _____ Constant _____
Second Mortgage Lender _____ Balance _____
Interest Rate _____ Assumable _____ Payment _____
Constant _____

Other Liens _____

*Principal, Interest, Taxes, and Insurance