

**Company Name**

**Address, City, State, Zip code**

**Phone: xxx-xxx-xxxx Fax: 480-733-8298**

**BPO Offer Letter To Lender**

January 31, 2004  
Bank Of America  
123 Lender Way  
Anylenderville, MI 57483  
Dear Bank Of America,

Undoubtedly you will order an Appraisal or Broker's Price Opinion if you do not already have one on file for the above referenced property. Included are comparable sales, an estimate of expected expenses, and repairs to put the property in a marketable condition. We understand you may follow through with the scheduled foreclosure but hope you prefer the bottom line of our cash offer and the ability to rid yourself of this non-performing asset.

Expected Appraisal or BPO Value	\$	120,000
Realtor Commission	\$	8,400
Closing Costs At Title Company	\$	0
Property Taxes	\$	800
Existing Liens	\$	2,500
Home Owners Association Fees	\$	600
Eviction Expenses	\$	750
Property Repairs	\$	8,695
Reinstatement Amount	\$	3,400
Six Months Of Holding Payments	\$	6,900
Property Value	\$	85,555

Based on the properties current condition, true comparable sales, repairs, and our costs associated with purchasing the property we are able to pay \$ 80,000.00.

Sincerely yours,  
xxx-xxx-xxxx  
Enclosed: Estimate Of Repairs  
Comparable Sales

Property Address: 123 Situs Way  
Situsville CA, 95927  
Loan #: 12394

