



NEVADA BPO SUPPLEMENT

Nevada law requires that a Broker Price Opinion ("BPO") prepared by a Nevada real estate licensee includes certain information. This form supplements any preprinted form or electronic submission required by the person or entity requesting the BPO. **The BPO is not complete without this Supplement.** Nevada law requires that compensation for real estate services, including BPOs, be made directly to the Broker, and that the Broker retain records for a minimum of five years.

The BPO has been prepared by (Your Name) ("Licensee"), who is duly licensed (License No.: (Your NRED License)) and in good standing. Licensee is affiliated with (Forrest Barbee) ("Broker").

1. The BPO has been prepared for (Typically the Asset Manager) ("Recipient") regarding real property located at (Physical Address), APN (123-45-678-910) ("Property").

2. Licensee is informed that Recipient's interest in the property is: (Asset Manager? Owner? Lender? Employee of the service or institution liquidating asset?)

3. The intended purpose of this BPO is (Listing? Foreclosure Mediation? Asset Manager Inquiry?)

4. The basis used to determine the BPO is (Greater Las Vegas Association REALTORS® Multiple Listing Service) with the following applicable market data (None, or any other data source you may have used) and computation of capitalization (none, or any other data source you may have used)

5. Assumptions or limiting conditions used to determine the BPO: (None, or what assumptions you may have made in determining list price, in other words, declining market, condition, number of listings in complex/area.)

6. Licensee has the following existing or contemplated interest in the Property (including, without limitation, the possibility of representing the seller or purchaser): (Listing agent of the servicer, or listing agent of the lender, or BPO performed as a service to list subject property and/or gain future listings, service provided within short sale for seller and seller's lender information, etc.)

Issue Date: _____ Licensee Signature: _____

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.