

# 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

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