

# Keys to Denver, Inc.

## Valuation Services

**Property Condition Reports** include a subject photo and note of any adverse conditions including “value issues.” No Comparable Properties are included. Property Condition Reports are completed on your online form and submitted usually the same day.

**BPO’s** and **CMA’s**: completed on your forms and returned online,

Information used on BPO’s/CMA’s is obtained from the Denver Metrolist MLS service, the Property Data Corp’s Property Information and Deed databases, as well as the specific County’s online property records, Assessor, Treasurer and Public Trustee. The documents of record against a property in the County Clerk and Recorder’s Office are researched in counties that make them available on line. If we are not able to access the documents online and feel that the situation warrants, we will ask our Title Company to provide us with an “Ownership and Encumbrance” Report. Additional data is of course obtained during the physical inspection of the property, property’s neighborhood and Home Owner’s Association.

**Exterior BPO/CMA:** Non-contact evaluation with exterior photos and itemization of needed repairs, if requested.

**Interior BPO/CMA:** Contact with the occupants, verification of occupancy, interior and exterior photos and itemization of any needed repairs.

We often can handle “**Special Situations**” per your request.

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