










Risk Spectrum and Cost-Benefits Analysis of Real Estate Valuation Solutions

SOLUTION TYPE	 AUTOMATED VALUATION MODEL (AVM)	 INTERACTIVE VALUATION MODELS (IVMs)	 APPRAISER-ASSISTED AVMs	 BROKER PRICE OPINION (BPO)	 EVALUATIONS	 PROPERTY DATA COLLECTION (PDC/PDR)	V DESKTOP APPRAISALS	V VIRTUAL APPRAISAL	 HYBRID / BIFURCATED VALUATIONS OR APPRAISALS	V DRIVE-BY APPRAISALS (Exterior Only) (Forms 2055 or 704)	V FULL INTERIOR APPRAISALS
LOAN RISK LEVEL <small>(Based on GSE Analytics)</small>											
TURN TIMES											
COST	\$	\$	\$	\$\$	\$\$	\$\$	\$\$\$	\$\$\$	\$\$\$\$	\$\$\$\$	\$\$\$\$\$
PRODUCT DESCRIPTION	<p>Automated Valuation Models (AVMs) are advanced rule-based processes by which real estate values are determined using statistical models and expert data systems.</p> <p>AVMs are continually tested, measured and analyzed to identify precise valuation accuracy metrics.</p> <p><i>This is not a quote or pricing document. The price will change over time and circumstances.</i></p>	<p>A licensed appraiser or analyst leverages an interactive tool to select the best comparables that are to be used to generate an AVM value conclusion.</p> <p>Useful for reconsideration of value processes.</p>	<p>A licensed appraiser reviews the AVM and determines the overall credibility of the generated value.</p>	<p>A real estate agent or broker will use their expertise to assign a dollar amount to a property based on certain factors.</p> <p>Broker Price Opinions (BPOs) are normally performed by a broker who is familiar with the local housing market.</p>	<p>Leverages an exterior and/or interior inspection completed by a local real estate agent or interior virtual inspection completed by a trained inspector.</p> <p>A desktop valuation is then completed by an experienced analyst utilizing inspection information, local MLS, public records and enhanced market analytics.</p> <p>Complies with the Interagency Guidelines as an Evaluation for transaction amounts (loan amounts) \$400,000 or less.</p>	<p>A real estate agent or broker will assess the property using a thorough app-driven process to gather data, photos, and a floor plan.</p> <p>A property data collection that can be used with Fannie Mae's[®] value acceptance + property data or Freddie Mac's[®] ACE+ PDR solutions.</p>	<p>An appraisal that leverages a licensed appraiser who has local knowledge about neighborhoods and their surrounding areas to perform a desktop appraisal utilizing a floor plan and data from multiple data sources. It utilizes Fannie Mae's[®] Form 1004 Desktop or Freddie Mac's[®] Form 70D for appraisals.</p>	<p>Completed by a state-credentialed appraiser. This valuation utilizes real-time video streaming interior inspection and sophisticated data integrations to yield a fully compliant appraisal.</p>	<p>Similar to a traditional appraisal, but instead of the appraiser doing both the inspection of the home and the appraisal report, the process is split into two parts that are each completed by a different person.</p> <p>The report must be completed by a licensed appraiser.</p> <p>A state-credentialed appraiser is not required for onsite inspection/property data collection.</p>	<p>A drive-by appraisal, or external appraisal, is a form of home appraisal that is conducted without a licensed appraiser needing to enter the home.</p> <p>The appraiser will examine the home from the outside, usually from a public roadway, to estimate the home's value based on the property's attributes and exterior condition, as well as the state of the surrounding area.</p>	<p>A licensed appraiser completes all aspects of the report, including inspection of the property, taking photos, measuring and evaluating the condition of the property, and determining the value conclusion.</p> <p>This should be used for complex, non-conforming properties with high LTVs.</p>
ValPROTECT SM <small>(Add-on limited-warranty to minimize risk of financial loss)</small>	