



VeroPACE Helps PACE Lenders Comply With 2018 Regulation

New Veros product simplifies meeting multiple-AVM requirement contained in newly enacted California laws AB-1284 and SB-242

Veros Real Estate Solutions has developed a solution for lenders specializing in PACE (Property Assessed Clean Energy) loans in the state of California.

VeroPACE™, available through Veros' proprietary **VeroSELECT™** ordering platform, generates, analyzes, ranks and reports three Automated Valuation Models (AVMs), as required for PACE lending by California State Assembly Bill 1284 and companion State Senate Bill 242.

The legislation requires PACE lenders to obtain three AVMs from a third-party vendor, choose the one with the highest confidence score and calculate the midpoint of that AVM's high-low value range. The resulting value, combined in a report with data from the three AVMs, becomes the valuation submitted with the PACE loan application.

Because different AVM providers have different methods of producing confidence scores and values, the process of identifying the AVM with the highest confidence score and then calculating the mid-range value has presented some significant challenges for many PACE lenders. **VeroPACE** addresses these challenges by handling the entire valuation process on their behalf.

When **VeroPACE** is ordered through the **VeroSELECT** platform, a "cascade" is generated, through which up to 10 AVMs may be run to increase the likelihood of getting a hit. The **VeroSELECT** system stops requesting AVMs once it has received three valid hits, as required. **VeroPACE** then determines the AVM with the highest confidence score, calculates the average of its high and low values, and returns it to the lender in a standardized data format. **VeroPACE** also generates a coversheet with all of the supporting data elements, which can be retained with the loan file to create a paper trail.

And in those instances when three AVMs aren't available, PACE lenders also have the ability to request and receive appraisals through the **VeroSELECT** platform, providing a complete valuation solution.

For more information about **VeroPACE**,
call **866.458.3767** or email us at communications@veros.com
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