VeroSCORE℠

GUIDE: APPRAISAL SCORE REPORT

VEROS™

Contents

SAMPLE REPORT

VeroSCORE™
APPRAISAL RISK ANALYSIS

REPORT SUMMARY — APPRAISED VALUE: $295,000

1

SCORING SUMMARY

OVERALL RISK SCORE
(OUT OF 1000)

885

SCORE DETAILS
(OUT OF 1000)

APPRAISAL RISK SCORE	885
COMPLETENESS	1000
COMPLIANCE	850
CREDIBILITY	675
COMPLEXITY	400

1000 – 900	Possible Minimal Issues
899 – 800	Possible Minor Issues
799 – 700	Possible Moderate Issues
699 – 600	Possible Significant Issues
599-0	Possible Severe Issues

4
5
6
7
8

2

KEY FINDINGS

Severe1 **2** Significant **1** Moderate **1**

COMPLETENESS	1. a. "Completeness" key findings found on the following section example
COMPLIANCE	2. a. "Compliance" key findings goes in here
CREDIBILITY	3. a. "Credibility" key findings goes in here
COMPLEXITY	4. a. "Complexity" key findings goes in here
	5. There is no key findings message then display this message

Severe
Significant
Moderate

3

APPRAISAL DETAILS

Owner	John Smith, Joanna Smith
Occupancy	Owner
Lender	Credit Union Lending Source, LLC
Form Type	FNM1004
Assignment	Refinance
Location	Suburban
Built Up	Over 75%
Demand/Supply	Shortage
Marketing Time	Under 3 months
Property Value	Increasing

Appraised Value:
Contract Price:
Predom Value:
Low/High Value:

Bracketing
✓ Unadjusted
✓ Adjusted
✓ Quality Ra
✓ Condition
✗ GLA (sqft)
☐ Year Built

File submitted: 00000000_orig_xml   Time/Date:

VeroSCORE™   **9**   **APPRAISAL RISK ANALYSIS**

APPRAISER VERIFICATION

	ASC.GOV	HUD.GOV
Appraiser Name	✓	✓
Company	✗ N/A	✓
Address	✗ N/A	✓
Licensed/Certificate	✓	✓
License Type	✓	✓
Effective Dates	✓ 01/01/2013 – 12/31/2017 As of Signature Date: 11/07/2017	✓ 01/01/2013 – 12/31/2017 As of Signature Date: 11/07/2017
Found license in appraiser registry?	✓ YES » Search asc.gov	✓ YES » Search hud.gov
APPRAISER: ASC.gov PUBLIC NOTICES	No notices filed.	

REPORT DETAILS

COMPLETENESS SCORE: 1000

The Completeness section examines each field in the appraisal report to confirm that required fields are populated and the data is presented in the correct format.

Form Section	Form Field	Comp #	Rules Description

File submitted: 00000000_orig_xml   Time/Date: 10/27/2017 11:50:03 AM   Report ID: 00000000   Page 2 of 9

1. OVERALL RISK SCORE

OVERALL RISK SCORE

The Overall Risk Score is derived from the five subsections of the Score Details:

1. Appraisal Risk
2. Completeness
3. Compliance
4. Credibility
5. Complexity

The Overall Risk Score is an indicator of the appraisal quality, and should be used to determine how extensive the manual appraisal review should be.

2. KEY FINDINGS

KEY FINDINGS

The Key Findings section will display more granular details on what deficiencies affected the Score Details (if applicable).

3. APPRAISAL DETAILS

APPRAISAL DETAILS
The Appraisal Details section summarizes key elements from the Appraisal for the user. In addition, the VeroSCORE engines reviews and alerts the users if the Appraiser was unable to bracket the subject property's key characteristics.

4. APPRAISAL RISK SCORE

APPRAISAL RISK SCORE
The Appraisal Risk Score section leverages additional valuation and risk scoring technology proprietary to Veros to assist users in determining whether or not there are potential risks associated with the appraiser's estimate.

Our expertise in creating accurate value estimates is used to help VeroSCORE clients identify possible over-valuation risk.

5. COMPLETENESS

COMPLETENESS
The Completeness section examines each field in the appraisal report to confirm that required fields are populated and the data is presented in the correct format.

An appraisal found to be insufficiently completed, or filled out with information in an unacceptable manner, carries inherent risk in its various information gaps and general lack of adherence to standard practices.

6. COMPLIANCE

COMPLIANCE
The Compliance section examines each appraisal report field-by-field for use of acceptable terminology and looks at the report relationally and conditionally, comparing fields against each other for consistency and accuracy.

This section of the report is concerned with risk related to overall adherence to the standards of numerous entities with a stake in appraisal quality including, but not limited to Fannie Mae, Freddie Mac, HUD/FHA, VA, the Appraisal Foundation, the Appraisal Subcommittee (ASC) and mortgage insurers, as well as UCDP, EAD and UAD preview information (when available).

7. CREDIBILITY

CREDIBILITY

The Credibility section Identifies critical connections within the appraisal report and matches related data fields for consistency against internal and external data sources. This dimension is focused on risks related to how the appraiser completed the report. Any detected abnormalities in the data will be supported with more granular detail in the resulting messages, and the level of credibility risk will be classified as low, moderate, high or severe.

The Credibility Score includes sub-sections for the Appraisal Methodology, Data Integrity, Valuation Risk, Comparable Risk and Area Sales Information, to ensure that a balanced Credibility Score is provided.

APPRAISED VALUE: $295,000

SCORE DETAILS
(OUT OF 1000)

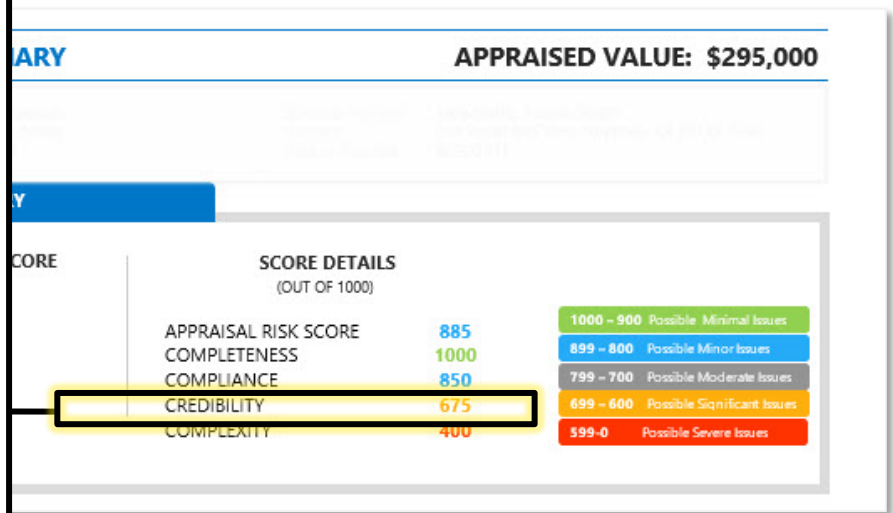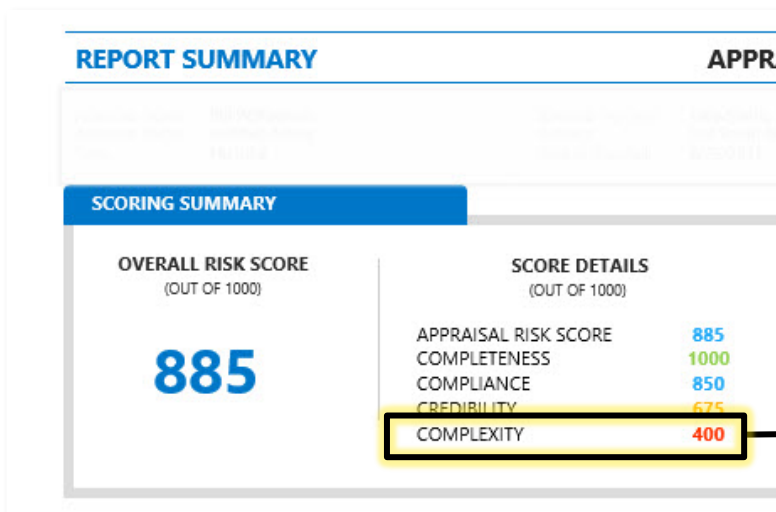|	
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8. COMPLEXITY

REPORT SUMMARY

APPR

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COMPLEXITY

The Complexity section assesses the degree of difficulty in determining the value of the subject property and the property's overall conformity to the neighborhood. This area of the report carries an important distinction from the other three Cs in that a low score is not necessarily indicative of an unreliable valuation.

As this dimension is concerned with how difficult the property was to value, it is important to keep in mind that a challenging property can still have an expertly completed appraisal. With that in mind, some appraisal reviewers may choose to take a deeper look at highly specialized properties, or to adjust their risk tolerance levels as they relate to a complex assignment.

This section includes sub-sections for Subject Conformity and Nearby Properties Summary Information.

9. APPRAISER VERIFICATION

APPRAISER VERIFICATION
The Appraiser Verification section checks the status of the Appraiser's license in both ASC and HUD's systems, as of the date of the Appraised Value. In addition, any Public Notices in ASC's system will be displayed.

APPRAISER VERIFICATION

	ASC.GOV	HUD.GOV
Appraiser Name	✓	✓
Company	✗ N/A	✓
Address	✗ N/A	✓
Licensed/Certificate	✓	✓
License Type	✓	✓
Effective Dates	✓ 01/01/2013 – 12/31/2017 As of Signature Date: 11/07/2017	✓ 01/01/2013 – 12/31/2017 As of Signature Date: 11/07/2017
Found license in appraiser registry?	✓ YES » Search asc.gov	✓ YES » Search hud.gov
APPRAISER: ASC.gov PUBLIC NOTICES	No notices filed.	

Have questions or need more info?
Contact your sales representative today.

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