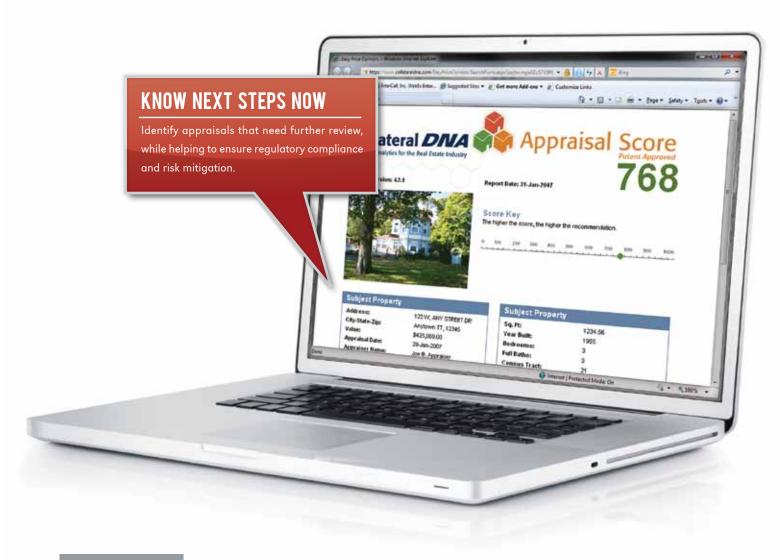
# APPRAISAL SCORE Patent Approved

A Consistent, Predictable Benchmark for Appraisal Review





For more information about these or other FNC products, contact

**FNC Sales** T 888-649-2966 E sales.vsg@corelogic.com



#### SAVE TIME AND MONEY

Manually reviewing appraisals is costly, time consuming, and often unnecessary. Being able to instantly identify potentially weak or poorly supported appraisals, and focusing efforts only on those, can mean significant savings.

#### **EXPEDITE REVIEW**

Appraisal Score, an automated appraisal reviewing tool, lets you quickly separate potentially weak appraisals and designate them for more intensive followup review. Then, during the review, use the Appraisal Score summary report to expedite the process. For lenders, that means cost-efficient turnaround and no more time wasted on unnecessary reviews.

## **MITIGATE RISK**

Appraisal Score's unique features help lenders adhere to regulatory compliance and mitigate risk.

It establishes a standard quality level for capital markets and investors and provides a means to document a consistent, comprehensive review of all appraisal volume.

Additionally, the Appraisal Score can be archived as part of the loan file to serve as evidence of due diligence in a repurchase request.

#### **HOW DOES IT WORK?**

Appraisal Score measures how well each appraisal conforms to FNC's Generally Accepted Appraisal Rules<sup>TM</sup> (GAAR®), a set of compliance and risk rules, and calculates a score from 0 to 1,000 (best). Those that clear a risk threshold chosen and pre-set by the lender are automatically approved for underwriting. Appraisals that score below the thresholds are typically more likely to have valuation issues and may require a manual review.

Available through FNC's Collateral Management System® or through a stand-alone Web portal, the Appraisal Score can be calculated for valuations completed on most standard appraisal forms.

### TRY US FOR FREE.

For a free sample report or more information, contact FNC at 1-888-649-2966 or sales.vsg@corelogic.com



1214 OFFICE PARK DRIVE ■ OXFORD MS 38655 WWW.FNCINC.COM



Appraisal Score (U.S. Pat. No. 8,244,563) is the nation's first patented appraisal review tool. This report and the information found in it are provided as a service of FNC, Inc., solely for the convenience of its users. The information, computations (if any) and map images (including the location of individual parcels on maps), while believed reliable, cannot be guaranteed as accurate, and the users of this report are obligated to secure such confirmation of such information and computations as good professional practices dictate. FNC, Inc. does not accept any responsibility for any estimate of value or other conclusion regarding any identified parcel of residential property that may arise from this report. Each and every user or intended user is solely responsible for the accuracy or appropriateness of such estimate of value or other conclusion, and for any action that may be taken as a result.