

# GAAR® VIEWER

Your Automated 'Second Pair of Eyes' for Faster, More Accurate Appraisal Review

## YOU CAN SEE CLEARLY NOW

Review faster and more accurately with a clear view of the appraisal report—instantly see possible violations and cross-referenced compliance and risk rules.



**CALL US.**

For more information about these or other FNC products, contact

**FNC Sales**

**T 888-649-2966**

**E [sales.vsg@corelogic.com](mailto:sales.vsg@corelogic.com)**

**Collateral DNA**  
Data and Analytics for the Real Estate Industry  
*Know the Score.*

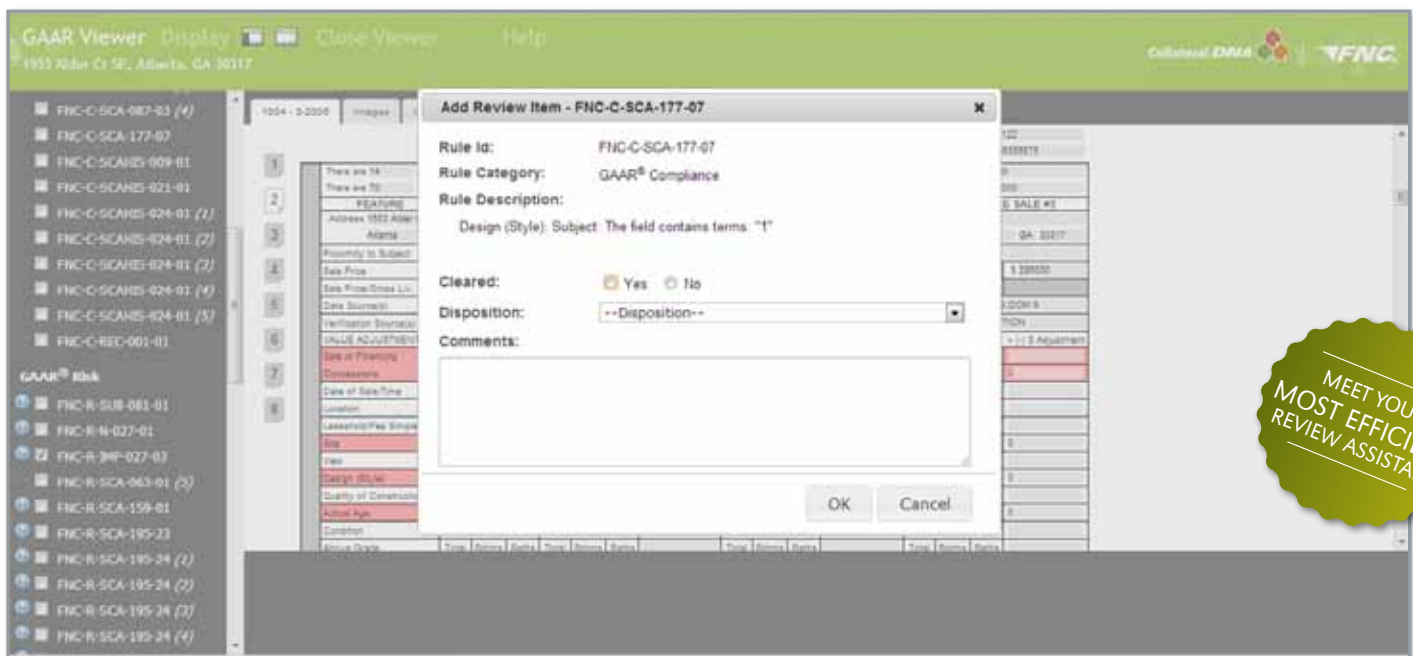
## YOUR APPRAISAL REVIEW ASSISTANT

Specifically for appraisal reviewers, underwriters, and QA professionals, FNC's web-based workflow software revolutionizes review with greater accuracy and faster completions.

GAAR Viewer works hand-in-hand with FNC's Generally Accepted Appraisal Rules™ (GAAR®)—software that scours appraisal reports for indicators of non-compliance with appraisal-related regulations and guidelines such as Fannie Mae and Freddie Mac's UCDP/UAD requirements, VA, FHA, and banking and thrift regulations. GAAR also flags signs of potential risk and helps users validate the data reported on the appraisal.

# HOW DOES GAAR VIEWER WORK?

The power of data extraction means every line of every appraisal is checked for compliance.



Designed to save time for reviewers and underwriters and to cut costs for lenders, GAAR Viewer presents an interactive, on-screen view of the appraisal report and highlights any rule firings and related fields. Users can take advantage of the information to determine if follow-up or correction is needed.

For example, suppose an appraiser accidentally failed to answer a question that requires a checkmark in a “did” or “did not” question (“My research \_\_\_did or \_\_\_did not reveal any prior sales of the subject property...”). With GAAR Viewer, the question is highlighted in red on an image of the appraisal report and the rule reference number and reason for firing is available at a glance.

## WHAT ARE THE BENEFITS OF GAAR VIEWER?

GAAR Viewer provides a more accurate appraisal review and ultimately a more reliable appraisal report. For lenders, that means greater confidence in the property valuation on which their loans are supported.

Specifically, GAAR Viewer:

- Improves the quality of the review process – on an image of the appraisal, GAAR Viewer highlights the specific fields that cause a rule to fire.
- Provides detailed descriptions of the rules, the regulations, and the justification for the rules—users are trained and educated with each review.
- Expedites the review by containing the whole process, including reporting, within the Viewer—no more jumping from one application to another.

The reviewer would then have an opportunity to decide what action to take, including:

- Clear firings that may not be actual violations
- Add comments to specific firings
- Set rules to be returned to the appraiser with comments that explain the corrections needed
- Generate a worksheet-style report of all potential violations
- Return to the Viewer to clear errors in bulk
- And many more

For more information about these or other FNC products, please contact

**FNC Sales**  
**T 888-649-2966**  
**E [sales.vsg@corelogic.com](mailto:sales.vsg@corelogic.com)**



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