



A proactive foreclosure mitigation strategy has stemmed interest in automated valuation models specifically designed for properties in default versus a typical broker price opinion (BPO). While BPOs have a key place in the loss mitigation process; they are not the most efficient method of valuing a property during early-stage loss mitigation.

Using ValuePoint4 Default delivered by RealQuest Pro™, managers are able to review a property's disposition on a case-by-case basis. Additionally, RealQuest is updated daily with the latest information you need such as comparable sales, neighborhood analyses, crime records, flood data and other proprietary and supplemental information to support and streamline your workflow. With RealQuest, you receive most powerful and comprehensive set of risk management and fraud detection tools in the marketplace designed for a specific subject property's detailed information.

For Property Located At

**123 MAIN ST, ANYTOWN USA 12345-0000**

Owner Name: **SAMPLE JOHN Q**

### Valuation Result

Estimated Value:	\$454,000
Estimated Value Range:	\$431,000 - \$540,000
Value As Of:	12/15/2008
Processed Date:	12/15/2008
Score:	77
Forecasted Standard Deviation:	17
Comment:	VP4 Valuation Successful

#### Last Market Sale Information:

Sale Price:	\$6,000
Recording/Sale Date:	02/17/1970 /
Sale Type:	FULL
Seller Name:	
1st Mtg Amount:	
1st Mtg Type:	
2nd Mtg Amount:	

#### Prior Sale Information:

Prior Sale Price:	
Prior Rec/Sale Date:	/
Prior Sale Type:	
Prior 1st Mtg Amt:	
Prior 1st Mtg Type:	

#### Location Information:

County:	ANY COUNTY, USA	APN:	000-000-00
Census Tract:	000.00	Township Name:	
Absentee Owner:	O		

#### Property Information:

Living Area:	1,639	Land	
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### Traditional AVM Result

The automated valuation model (AVM) can potentially meet the accuracy, due-diligence, and price criteria. Less costly than BPOs or appraisals, AVMs are routinely tested for accuracy and assessed for value reliability. Therefore, comparing BPO accuracy against AVMs can provide valuable insight. However, traditional AVMS typically over-predict REO values significantly and are therefore not appropriate.

### Default AVM Result

ValuePoint 4 Default is an AVM that has been explicitly designed and calibrated to predict a "distressed value" for the property as opposed to a market value. Given ValuePoint4 Default's lower cost and shorter turn time, clients are noticing a significant savings in their valuation costs by deploying this product, especially in the earlier stages of the default and foreclosure process.

## VALUEPOINT4DEFAULT™

A First American CoreLogic Product

For additional assistance contact First American CoreLogic Customer Care at 888-288-2009.

#### ENTRY INFORMATION

Report Date	12/15/2008 12:57:21 PM
Report Order No.	00000000X0X000X0X0000
Address	123 MAIN ST, ANYTOWN, USA 12345-0000

#### CONCLUSION

DISPOSITION VALUE:	\$358,056
ESTIMATED DISPOSITION VALUE RANGE:	\$298,850 - \$428,992

#### MARKET ANALYSIS SUMMARY

High Price	Average Price	Median Price	Low Price
\$595,000	\$495,188	\$512,500	\$388,500



Contact us today at 866.774.3282 to learn how financial institutions throughout the United States are utilizing our suite of tools to streamline their workflow and mitigate losses.

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