

PCI: Property Condition Inspections

At Clear Capital®, we understand that your need for a compliant evaluation means you have a real business opportunity with real risk management concerns. It's with this in mind we developed our PCI to be more than just a property inspection.

Overview

Clear Capital has delivered innovative products and evaluation solutions to the real estate lending, servicing and investing communities for more than a decade. We focus on building and maintaining strong relationships, and being the company you turn to for guidance and solutions.



It is this belief, and response to the updated Interagency Appraisal and Evaluation Guidelines, that led us to develop our Property Condition Inspection. Designed to satisfy all necessary inspection criteria, the PCI can be used to complete an evaluation, so you can make the right decisions on the right loans, not just order products to satisfy guidelines.








The PCI clearly and accurately supplies the property's physical condition and characteristics as required by the Guidelines to determine the reliability of the AVM value. The standard version of our PCI is designed to be compliant with the Guidelines, and if more information is required, we also offer an enhanced version with exterior and interior options for each including full repair grid.

The PCI is not only intended to satisfy new regulatory requirements, but it also provides actionable information, presented in a clear, efficient and understandable format.

Key Benefits

- All inspections are completed by a licensed real estate broker or agent to provide the most accurate description and analysis of the subject and neighborhood condition
- Includes the following property condition and characteristics as required by the Guidelines: condition, zoning, current and projected use, electronic signature of report preparer and property photos
- Clear, intuitive form empowers users to evaluate risk and make a credit or lending decision
- Potential Risk Summary distills all factors into one easy-to-use Risk Flag highlighting risk factors which could influence a property's marketability
- Interior reports and itemized repair grids are available for more in-depth analysis

ClearCapital®		Interior PCI - Property Condition Inspection			
18311 Sailor Ln., Lansing, IL 60438					
Address	18311 Sailor Ln., Lansing, IL 60438	Inspection Date	3/15/2011	Delivery Date	3/16/2011
Borrower Name	John Espinoza	Order ID	1091185		
Loan Number	0000001234	County	Graham	Property ID	6193017
Order Tracking ID	TEST	Tracking ID 1	987654		
Tracking ID 2	0123456	Tracking ID 3	654321		
Subject Front					
		Potential Risk Summary  Potential Risks Exist Subject condition below average as compared to neighborhood Subject condition is poor Significant repairs needed Possible future zoning changes Subject does not conform to the neighborhood Neighboring properties in fair condition Negative externalities exist			
I. Subject Information					
Property Type	SFR	Est. Ext. Repair Costs	\$9,400	Current Use	Residential
Occupancy	Occupied	Est. Int. Repair Costs	\$24,500	Projected Use	Mixed Use, Commercial
Zoning Type	R1	Total Repair Costs	\$33,900		
<p>Value Risk flags highlight relative risk factors that could influence a property's value, and the reliability of an accompanying AVM.</p>					

II. Condition & Marketability			
Subject Condition	 Poor	Home is in poor condition	
Significant Repairs Needed	 Yes	Repairs needed throughout home	
Potential Zoning Violations/Zoning Changes	 Yes	Planned zoning change to mixed use commercial	
Subject Conformity to the Neighborhood (Quality, Age, Style, & Size)	 No	Subject is significantly inferior to neighboring properties in size. Area homes are 3,000 ft and up where subject is less than 2,000.	
Average Condition of Neighboring Properties	 Fair	Neighboring properties are in fair condition	
Negative Externalities	 Yes	There is an airport nearby so the neighborhood is directly in the flight path, railroad tracks in relative proximity, and a busy street fairly close.	
Positive Externalities	 Yes	There is a golf course in fairly close distance and a small regional park where little league teams play soccer and baseball.	
III. Agent/Broker Information			
Name	Jane Francisco	Company/Brokerage	Sunshine Realty
License No	456881	Electronic Signature	/Jane Francisco/
<p>Condition and Marketability risk flags call to attention factors that could influence a property's marketability.</p>			

Product Details

Available Formats	Turnaround Times	Customized Report Types:
.xls .csv .xml .pdf	We offer two- and five-day turn-around times.	<ul style="list-style-type: none">• Exterior and Interior Property Condition Inspection• Exterior and Interior Enhanced Condition Inspection• Standard and Enhanced Property Condition Inspection + AVM

Positively Professional

We're absolutely professional in everything we do, and we make sure it's in a positive, respectful way. Our unique blend of customer ethics and progressive technology makes Clear Capital the ideal choice for customers seek-

We're passionate about being the company you turn to not only for qualitative valuation solutions, but for long-term business relationships you can trust. Our friendly staff loves to listen to what you need. You will never be sent to voicemail during regular business hours. Our account teams pride themselves in being highly available and highly helpful. Not just because it's good for business. Because it builds trust. Because it makes our jobs—and yours—a lot more fun.

A Difference That's Clear

We believe trust makes all the difference. It's what sets Clear Capital apart from providers who still offer valuation products as a commodity, and what makes our customers eager to do business with us every day. By bringing together the highest customer ethics and the most progressive technology, we keep ourselves – and the industry – inspired to be the very best we can be. We're grateful for your consideration of Clear Capital as a potential partner, and we look forward to a long, trusted relationship. For more information about Clear Capital, please contact us at 530.550.2523 or visit www.ClearCapital.com.

About Clear Capital

Clear Capital serves as a trusted partner for customers across the mortgage and lending industries, providing loan valuation outsourcing for mortgage originators, secondary market institutions, servicers and resellers for properties across the United States. We use the most progressive technologies available and human, hands-on analytics to deliver highly accurate and reliable tools, including Appraisals, Broker Price Opinions (BPOs), Home Data Indexes (HDIs), and Value Reconciliations.

