

Residential Evaluations

A value for a property that is fully compliant, expertly reviewed and quality assured.

Overview

Responding to the dynamic regulatory landscape and changing needs of our customers, Clear Capital® developed a Residential Evaluation that delivers a value on a property. This new option adheres to all federal and state regulations while meeting Clear Capital's high standards for accurate, trustworthy valuations. While the Residential Evaluation was designed to adhere to all Interagency Guideline specifications, Clear Capital's systematic checks ensure all reports are also processed according to state regulatory requirements.

Clear Capital's Residential Evaluation was created to offer a fully compliant, more flexible solution (HELOCs are just one example) in applicable scenarios, while saving on the costs of a full appraisal. This affordable, intelligent valuation solution allows you to adapt to today's complex regulatory environment.



Final As Is Value
\$187,000

Repaired Value	\$188,000
Suggested List As Is	\$188,000
Suggested List Repaired	\$190,000

1. The Clear Capital Residential Evaluation delivers a value on a property, while adhering to all federal and state regulations.

Key Benefits

- A fully compliant report that meets all IAG regulations and individual state requirements to provide **flexibility** in your loan servicing process.
- **Highest rated agents and brokers** in any given geography deliver boots-on-the-ground perspective. This can be a better alternative to an AVM coupled with public data and a property inspection.
- Backed by the data and tools behind Clear Capital's standard-setting BPOs, this clear and comprehensive view of the property ensures the latest **IAG requirements** plus the **broker e-signature**.
- **Three layers of quality checks** underlie every report: data validation, our proprietary quality control rules engine, and the most important—human review.

Uses for the Residential Evaluation

Because the report delivers a value rather than a price, you have more flexibility in how you can use the Residential Evaluation.

- For loan amounts of less than \$250,000
- HELOCs
- Loan modifications
- Banks' regulator requirements
- Internal company policies requiring values

The Residential Evaluation is an alternative solution when the cost of a full appraisal exceeds your budget on lower risk transactions. This full report delivers an option that's backed by Clear Capital's vast proprietary data, experienced broker network, high degrees of quality control and customer service you can count on.

What's in a Clear Capital® Residential Evaluation

While it shares the intuitive format of a Clear Capital BPO, the Residential Evaluation was designed to result in a value conclusion instead of a price conclusion. Clear Capital's rigorous human and automated quality assurance and Legal and Compliance Team ensures report integrity by adhering to the latest federal and state legislation.

IAG-requirements included in our data- and image-rich Residential Evaluation include:

- Zoning
- Current and projected use
- Inspection date
- Market conditions
- Data source for list and sale history
- Data source for comparables
- A broker e-signature

Clear Capital's Residential Evaluation gives you more options when a value is required. Our report is fully compliant, expertly reviewed and quality assured.

I. General Conditions		
Property Type	SFR	Condition Comments
Zoning	R1	Property is in average condition based on exterior only inspection and appears typical in both quality and condition for the neighborhood. Lawn has a few dead spots and could use some plugging and patching.
Data Source (Zoning)	Public Records	
Current Use	SFR Det	
Projected Use	SFR Det	
Occupancy	Vacant	
Secure	Yes	
Doors and Windows are closed and appear secured		
Property Condition	Good	
Estimated Exterior Repairs	\$500	
Estimated Interior Repairs	\$0	
Total Estimated Repairs	\$500	
HOA	Del Vista 555-555-5555	
HOA Monthly Fees	\$62 (Pool, Other: tennis; bball; trail)	

2. Zoning and Data Sources are just two features that make Clear Capital's Residential Evaluation fully compliant with IAG Guidelines and state regulations.

About Clear Capital

Clear Capital has served as a trusted partner for clients across the mortgage and lending industries, providing loan valuation outsourcing and data analytics for mortgage originators, secondary market institutions, servicers, and resellers for properties across the United States. We use the most progressive technologies available and hands-on analytics to deliver highly accurate and reliable tools, including Appraisals, Value Reconciliations, Broker Price Opinions (BPOs), Property Condition Inspections (PCIs), Commercial Valuations, Automated Valuation Models (AVMs), Home Data Indices (HDIs), Bloomberg/Home Data Index Subscription, and Quality Assurance Services.

We're grateful for your consideration of Clear Capital as a potential partner, and look forward to a long, trusted relationship. For more information about us, please call 530.550.2525 or visit www.ClearCapital.com.