

Automated Valuation Models (AVM)

For truly independent, unbiased results, choose from seven industry-leading AVMs.

Overview

By distributing seven industry-leading AVMs, Clear Capital® provides our customers with the flexibility to select the most appropriate model or sequence of models, independent of sales opportunity. We take a consultative approach to understanding your needs, selecting the right model from our suite of AVMs or configuring the most appropriate sequence of models. The cascade will run through the sequence until one AVM returns a result. This approach promotes truly independent, unbiased valuation results.

Clear Capital's AVM cascade can be integrated into your workflow. Using other AVM models? Let us configure them into the sequence. When ordering fully supported AVMs, results are delivered in one comprehensive report that includes subject information, collateral values, confidence scores and a full listing of comparables for each property. Alternatively, we can deliver results in a single-line spreadsheet, with basic subject information, high and low values and confidence scores.

Freddie Mac's Home Value Explorer®		Shoreline, WA 98133											
		Estimated Value: \$212,344											
		High: \$238,770			Low: \$188,842			Confidence Score: H (0.09)					
Freddie Mac AVM provided by Clear Capital. Please see terms of use.													
Subject Information													
County	Type	Sale Price	Sale Date	List Price	List Date	Bed	Bath	Year Built	GLA (Sq.Ft.)	Lot (Ac.)	Assessed Value	Assessed Year	
-	RSFR	\$265,000	08/29/2003	-	-	3	1.00	1943	939	0.25	\$166,969	-	
Comparables													
Address	Sale Price	Sale Date	List Price	List Date	Bed	Bath	Year Built	GLA (Sq.Ft.)	Lot (Ac.)	REO	FC	Status	Distance
1	\$265,000	08/29/2003	-	-	3	2.00	1964	1,599	0.27	-	-	-	0.21
2	\$322,500	08/04/2003	-	-	4	2.00	1991	1,999	0.19	-	-	-	0.28
3	\$245,000	08/13/2003	-	-	4	1.70	1958	1,499	0.27	-	-	-	0.30
4	\$236,000	08/29/2003	-	-	4	1.50	1953	1,489	0.46	-	-	-	0.32
5	\$363,000	08/29/2003	-	-	5	2.50	1963	2,429	0.25	-	-	-	0.32
6	\$259,950	08/12/2003	-	-	4	1.70	1954	1,629	0.19	-	-	-	0.40
7	\$200,000	07/01/2003	-	-	3	1.00	1955	1,109	0.17	-	-	-	0.40
8	\$235,000	09/05/2003	-	-	3	1.50	1957	1,969	0.18	-	-	-	0.42
9	\$228,000	07/30/2003	-	-	3	1.00	1954	919	0.19	-	-	-	0.42
10	\$299,900	08/26/2003	-	-	3	2.70	1997	2,199	0.28	-	-	-	0.42

1. Clear Capital's fully supported Freddie Mac HVE® results with comparables.

Key Benefits

- Select from seven of the highest quality AVMs in the market
- Configurable cascade logic
- Proven performance across numerous market conditions
- Valuable tool for due diligence and review processes
- Competitive pricing
- Standardized ordering and delivery
- Can be supported by other Clear Capital products

Uses

Clear Capital's independent suite of AVMs meets the demands for unbiased, effective valuation results.

- **Origination:** As an acceptable component of evaluations on loans under \$250K—when paired with Property Condition Inspections or other field reports.
- **Review Work:** As a value check or comparables' reference for historic or current valuations.
- **Surveillance:** As a way to re-price assets, segment loan pools or re-assess risk exposure.
- **Portfolio Purchase:** As a risk assessment check to determine default or loss severity.
- **Portfolio Management:** As a cost effective tool to quickly value large portfolios.

AVM Solutions

Clear Capital®'s AVM suite presents solutions for all uses, most property types* and even accounts for market conditions when paired with Clear Capital's proprietary Home Data Index™. Each AVM in our suite has a unique data set to satisfy our customers' unique needs. In consultation with you, we will determine which solution or solution set may best deliver objective results.

Collateral Analytics CA Value

CA Value considers MLS listings, sold data and subject history in the value formation. Delivering consistently high marks on AVMetrics' independent testing, CA Value has been proven to deliver higher hit rates, a result of its unique data set. It refreshes weekly using both public record and MLS data to reduce data lag.

Freddie Mac Home Value Explorer® (HVE®)

The Freddie Mac HVE is a direct reflection of the volume of loans and unique data only available to Freddie Mac. This model is frequently considered when evaluating conforming re-finance, origination and loan modification suitability or properties in non-disclosure states.

As an authorized master distributor of the Freddie Mac HVE, Clear Capital can easily incorporate Freddie Mac's unique data set into your validation decisions, while offering competitive pricing. HVE can also be seamlessly integrated into the rules engine of our ClearQC automated valuation review tool.

RealInfo i-Val® and realAssessment™

i-Val and realAssessment specialize in the Northeast markets of the U.S. by using a custom-built, regional data set. realAssessment relies upon values from tax assessors as its base input. Currently only available as a one-liner option.

Lender Processing Services ValueSure™ and SiteX™ Value

Using MLS data, ValueSure is tuned for high accuracy on single-family and condo residences. SiteX Value is tuned for high hit rates on multi-family residences.

Veros Verovalue

Verovalue uses more than 10 valuation methods alongside predictive technologies to maximize accurate values, meaningful confidence scores and high hit rates. Verovalue is Veros' valuation tool for distressed assets.

* not including multi-family.

Configuring the appropriate cascade to meet your needs



2. Clear Capital's independent suite of AVM solutions, in alphabetical order.

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, Quality Assurance Services and Platform 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.