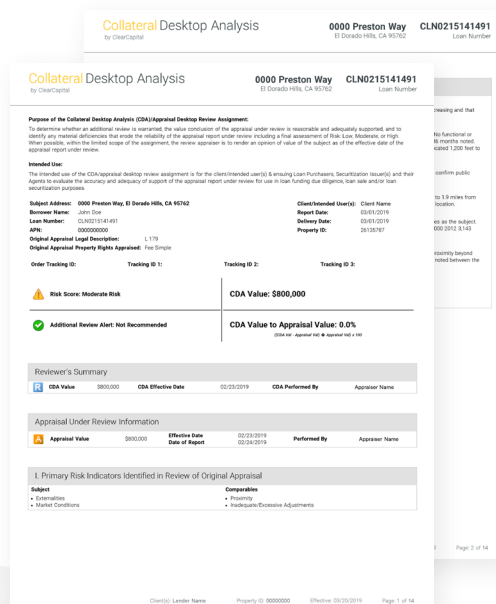


Collateral Desktop Analysis (CDA®)

Comprehensive appraisal review and analysis for any period of time by a state-licensed appraiser

Designed to remove pre-funding uncertainty or support post-funding due diligence, the CDA is an efficient, cost-effective method to determine if the appraisal under review is adequately supported.



What can our CDA help you with?



Forensic Due Diligence

The first step in forensic due diligence to decide if a sample of appraisals warrant a more extensive review



Pre-Fund Due Diligence

Data to support pre-fund due diligence before funding the loan



Additional Comparables

Additional comparables to validate those provided are representative of the subject and market



Quality Assurance

Internal quality assurance audit in post-fund due diligence for lenders and investors



GSE Post-Board

Review to determine the reliability of the valuation and to understand if a repurchase is justified

Examining appraisal value and integrity

Our CDA re-evaluates the entire appraisal in compliance with USPAP. The comprehensive review performed by a state-licensed appraiser extends to any misrepresentation or non-disclosure of prior transactions of the subject and comparables.

Easy-to-reference data-rich report includes risk indicators, comparable characteristic grids, market trend graphs, aerial imagery, and maps

Well-defined appraiser narratives are supported by empirical data and performed by a licensed or certified appraiser

The market analysis considers our proprietary data, Home Data Index™, and public record data sources

Nationwide coverage available with a local broker/agent from the subject's market verifying the subject and comparable history

Reports go through a meticulous quality assurance process to ensure high-quality standards are met

CDA can be run retrospectively or on current appraisals

The report is available in two formats, CDA and CDA + MLS

Multiple delivery options include PDF reports, customizable CSV formats or direct integrations

Visually-rich, actionable appraisal review

Any variance from the appraisal's value is front-and-center in the report. Several factors determine the Risk Score (Low, Medium, High) including variance, data discrepancies, and report deficiencies. Depending on the severity, a next action may be recommended.



Analysis Commentary

The appraiser's detailed commentary covers various aspects of the review, including: market conditions, subject analysis, sale and listing history analysis, appraisal analysis and deficiencies, market sales analysis, review conclusion, eligibility issues, and recommendation.



Market Trend

We show the market's general trend before and after the effective date plotting out the original appraisal and review comparables for a visual snapshot.



Appraisal Data List/Sale History

An experienced appraiser analyzes and reports on the subject's sale history and transactions within the previous 36 months of the effective date. All sales data is verified against local market data, public record sources, and our proprietary database to identify non-disclosure of prior transfers and misrepresentation of data.



Comparable Grids

Comparing the appraisal's subject and comparables, and reviewer-selected comparables is easy with multiple grids where comparables can be sorted by distance and sale price.



Maps & Aerial Imagery

Maps include the appraisal's subject and reviewer-selected comparables for a quick review of comparable proximity. Hybrid satellite maps help identify neighborhood boundaries and externalities that may impact the subject's value.



Retrospective Home Data Index™ (HDI™)

Our HDI provides a comprehensive report of the subject's market conditions as of the effective date of the appraisal and thereafter. It also includes distressed (REO and short sales) activity for a more holistic view of the market.



MLS Supporting Documentation

For the CDA + MLS report, we provide full detailed MLS sheets for the subject, and if applicable, appraisal review and CMA comparables.