



RER Express

Property Address:	123 Main St	Year Built:	2003
City, State, Zip:	Anytown, USA 12345	Condition:	Average
Property Type:	RSFR	Bedroom/Bath	6/4
Current/Projected Use:	RSFR/RSFR	Gross Living Area (SF)	3013
Property Zoning:	PRD	Date:	9/16/2013
Lot Size: (acres)	0.11	CoreLogic ID:	XXXXXX
Est. of "mkt. exposure"	120 days	Client ID:	200XXXXXXX
Total repair estimate	\$5,000 0.67	Intended User	ABC Mortgage

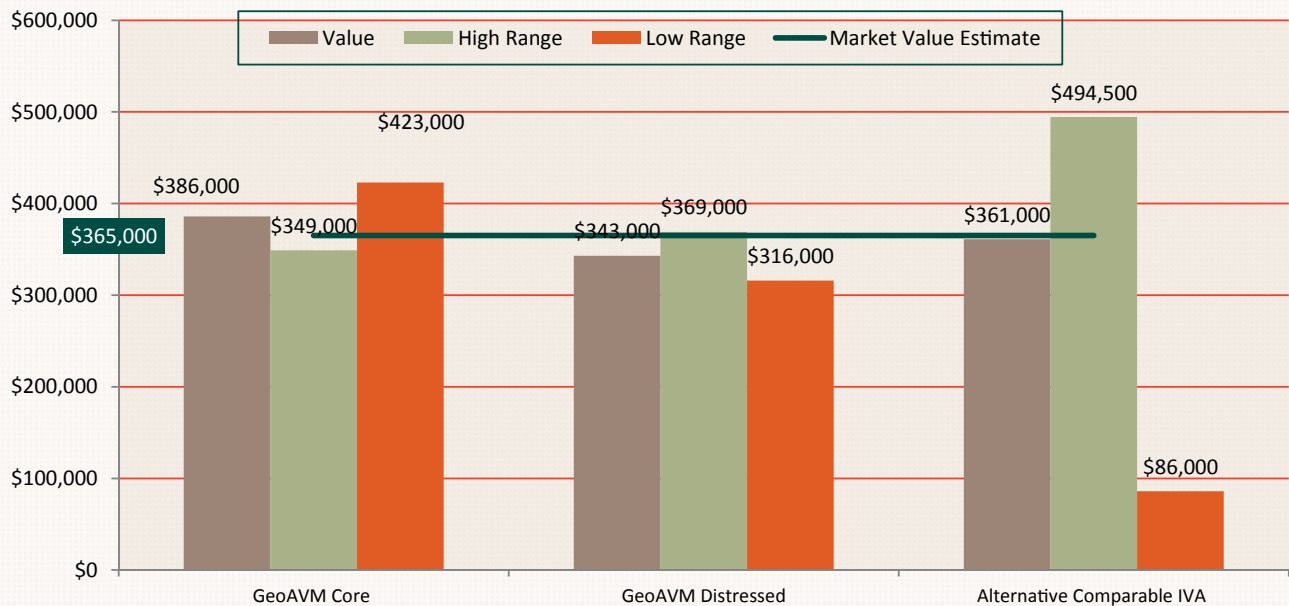


SUMMARY

"As Is"/"As Repaired" Market Value Estimate (MVE): \$365,000 /\$370,000

Appraiser reconciliation comments: The subject is located in a market area that has been impacted by moderate REO activity. BPO incorrectly reports declining values. Secondary research indicates values have been relatively stable within the past year and does show signs of increasing values in the past 6 months. The subject is in a suburban location with no apparent adverse external influences. OnSite Plus inspection indicates the subject to be in average condition. The subject appears to conform to neighborhood. In conclusion, with equal consideration given to sales from the Alternative Comparable IVA and GeoCore AVM, an as is value of \$365,000 appears most reasonable. Subject market is noted to be stable, which is consistent with market data. Per the 2012-2013 USPAP – I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this agreement.

Value/Price Indications	Value	MVE Variance	High Range	Low Range	Conf. Score	FSD
GeoAVM Core	\$386,000	5.75%	\$349,000	\$423,000	78	10
GeoAVM Distressed	\$343,000	-6.03%	\$369,000	\$316,000	N/A	12
Alternative Comparable IVA	\$361,000	-1.10%	\$494,500	\$86,000	95	23



Alternative Comparable IVA Results

Source	Status	Address	Property Type	Proximity	GLA	Year Built	Lot Size	Bed	Bath	List/Sold Date	List/Sale Price	Total Adj.	Adjusted Value	Gross Adj. %	ACIVA Score
BPO		123 MAIN ST	SFR	--	2977	2004	0.12	6	4						
Public		134 MAIN ST	SFR	0.01	3018	2003	0.16	5	4	6/18/2013	\$ 300,000	-\$15,000	\$ 285,000	5.67%	90.63
Public		124 MAIN ST	SFR	0.07	3018	2003	0.11	5	3	7/15/2013	\$ 350,000	\$4,000	\$ 354,000	1.43%	90.38
Public		113 MAIN ST	SFR	0.08	3018	2003	0.11	5	3	5/23/2013	\$ 273,299	\$4,000	\$ 277,299	1.83%	89.26
Public		51 MAIN ST	SFR	0.09	3156	2003	0.13	5	3	6/7/2013	\$ 380,000	-\$9,500	\$ 370,500	3.03%	88.63
Public		72 MAIN ST	SFR	0.11	3057	2003	0.14	5	3	5/10/2013	\$ 390,000	-\$12,000	\$ 378,000	3.59%	88.06
Public		4341 FIRST ST	SFR	0.45	2982	2004	0.11	5	4	8/16/2013	\$ 310,000	\$7,000	\$ 317,000	2.26%	87.98
Public		4527 SECOND ST	SFR	0.38	2680	1999	0.23	0	3	7/26/2013	\$ 442,500	-\$26,000	\$ 416,500	13.11%	70.63
Public		1617 MERRIMAC	SFR	3.48	2740	2005	0.11	4	4	8/2/2013	\$ 510,000	\$18,000	\$ 528,000	3.92%	69.66
Public		819 W SOUTH ST	SFR	3.52	2782	2005	0.09	4	4	8/15/2013	\$ 515,000	\$39,000	\$ 554,000	7.96%	69.36
MLS	Sold/Leased	5058 GREEN TREE RD	SFR	0.64	2730	2005	0	3	2.5	5/31/2013	\$ 295,000	\$5,000	\$ 300,000	2.03%	69.02
Public		1625 MERRIMAC	SFR	3.48	2561	2004	0.07	4	4	7/26/2013	\$ 525,000	\$84,000	\$ 609,000	16.00%	67.33
Public		9696 PARK PL	SFR	1.69	2816	2006	0.2	0	3	8/8/2013	\$ 525,000	-\$36,000	\$ 489,000	9.33%	67.18
Public		13188 GOLD LANTERN	SFR	2.24	2676	2002	0.18	4	3	4/26/2013	\$ 433,000	-\$16,000	\$ 417,000	9.47%	67.10
Pub/MLS	Sold/Leased	790 MERRIMAC	SFR	3.49	2776	2004	0.08	3	3.5	6/12/2013	\$ 450,000	\$52,000	\$ 502,000	11.56%	66.83
Public		14064 ANYTOWN ESTATES	SFR	2.61	3436	2004	0.22	5	4	7/10/2013	\$ 535,000	-\$62,500	\$ 472,500	11.68%	65.98
MLS	Sold/Leased	8605 BLACK OAK LN	SFR	4.07	3465	2006	0.08	5	4	6/17/2013	\$ 319,900	\$ 337,900	\$ 373,900	12.19%	65.84
Public		6884 PIMPERNELL ST	SFR	2.04	3067	2005	0.25	3	3	7/10/2013	\$ 555,000	-\$60,500	\$ 494,500	10.90%	65.51
Public		7240 BLUE SKY AVE	SFR	2.24	2676	2002	0.18	2	2	4/29/2013	\$ 390,000	-\$15,000	\$ 375,000	9.49%	65.04
Public		7969 BOTTOM ST	SFR	3.06	2788	2002	0.2	4	3	6/19/2013	\$ 470,000	-\$28,500	\$ 441,500	9.89%	64.55
Public		7179 CHERRY LN	SFR	2.09	2834	2006	0.2	0	3	6/3/2013	\$ 494,900	-\$35,000	\$ 459,900	9.09%	64.26
Public		657 CAFE LN	SFR	2	2969	2003	0.31	2	3	5/30/2013	\$ 400,000	-\$47,500	\$ 352,500	12.62%	62.00
Public		1100 STARLIGHT ST	SFR	2.4	2696	1999	0.18	3	2	3/28/2013	\$ 357,000	\$ 345,500	\$ 345,500	9.94%	60.99
Public		150 FIRST ST	SFR	3.22	2668	2011	0.16	3	3	6/28/2013	\$1,050,000	-\$42,000	\$1,008,000	8.67%	60.33
MLS	Sold/Leased	7142 GREAT SCOTT AVE	SFR	3.36	3466	2007	0.21	4	4.5	5/6/2013	\$ 610,000	-\$73,500	\$ 536,500	12.05%	60.21
Public		695 GREEN TREE RD	SFR	2.28	2844	2000	0.26	3	3	5/22/2013	\$ 500,000	-\$48,000	\$ 452,000	12.73%	59.95
Public		6909 PIMPERNELL ST	SFR	2.04	3352	2005	0.29	3	3	4/16/2013	\$ 660,000	-\$93,000	\$ 567,000	14.09%	59.91
Public		6019 THIRD ST	SFR	3.54	3194	1999	0.23	4	4	6/20/2013	\$ 712,500	-\$68,500	\$ 644,000	12.14%	58.99
Public		7301 N POODLE AVE	SFR	2.01	2551	2006	0.25	0	3	5/15/2013	\$ 408,000	-\$30,000	\$ 378,000	14.22%	58.66
Public		7636 BLACK BIRD LN	SFR	3.41	2764	1997	0.18	4	3	5/7/2013	\$ 330,000	-\$9,500	\$ 320,500	9.85%	58.50
MLS	Sold/Leased	57 WHITE AVE	SFR	2.19	2730	2006	0	3	2	6/3/2013	\$ 160,000	\$2,500	\$ 162,500	2.19%	58.03
Public		7988 BOTTOM ST	SFR	3.08	2788	2002	0.27	4	3	4/5/2013	\$ 466,000	-\$42,000	\$ 424,000	12.88%	57.87
Public		3759 SPRINKLE PL	SFR	0.85	2701	1991	0.23	0	3	7/22/2013	\$ 380,000	-\$15,500	\$ 364,500	14.87%	57.52
Public		16178 EXPENSIVE AVE	SFR	3.67	2632	1996	0.16	3	3	6/19/2013	\$ 260,000	-\$500	\$ 259,500	9.81%	57.38
Public		6032 THIRD ST	SFR	3.37	3149	2000	0.22	0	4	6/11/2013	\$ 903,014	-\$82,000	\$ 821,014	11.18%	57.36
Public		16155 EXPENSIVE AVE	SFR	3.65	2632	1996	0.17	3	3	3/25/2013	\$ 322,500	-\$3,500	\$ 319,000	10.39%	54.66
Public		6742 TENTH ST	SFR	3.72	3138	1997	0.22	3	3	4/26/2013	\$ 607,500	-\$49,000	\$ 558,500	11.69%	54.03
MLS	Sold/Leased	7139 TOWER ST	SFR	3.84	3300	2003	0	3	3.5	4/16/2013	\$ 360,000	-\$6,000	\$ 354,000	2.22%	53.66
MLS	Sold/Leased	8895 CHERRY AVE	SFR	4.89	2480	2005	0	4	2	3/28/2013	\$ 189,900	\$8,000	\$ 197,900	4.21%	49.74
Public		715 PINE ST	SFR	2.18	3179	1980	0.3	3	4	5/13/2013	\$ 517,000	-\$37,000	\$ 480,000	19.34%	47.67
Public		3537 FIFTEENTH ST	SFR	3.41	2635	1995	0.36	3	3	8/19/2013	\$ 475,000	-\$39,500	\$ 435,500	18.21%	47.53
Public		676 CAFE LN	SFR	2.01	3086	1978	0.22	0	2	4/12/2013	\$ 574,100	-\$18,500	\$ 555,600	16.29%	46.90
Public		502 SILVER BELL CT	SFR	2.69	2484	1982	0.28	4	3	7/31/2013	\$ 575,000	-\$11,000	\$ 564,000	21.04%	45.70
Public		220 TWELFTH ST	SFR	2.8	2741	1951	0.3	3	4	5/16/2013	\$ 915,000	\$28,500	\$ 943,500	26.94%	45.33
MLS	Sold/Leased	806 NINETEENTH ST	SFR	4.36	2596	2008	0	3	21.5	4/20/2013	\$ 299,999	\$6,500	\$ 306,499	3.83%	45.26
Public		920 GREEN TREE RD	SFR	2.39	3030	1991	0.3	0	3	5/15/2013	\$ 585,000	-\$52,500	\$ 532,500	15.64%	44.72
Public		1010 LAKESIDE ST	SFR	3.74	3093	1962	0.29	4	4	4/9/2013	\$1,900,000	-\$36,000	\$1,864,000	22.89%	43.57
Public		2315 DARWIN LN	SFR	3.39	2591	1989	0.32	3	3	5/23/2013	\$ 460,000	-\$26,000	\$ 434,000	19.35%	42.15
Public		4556 PURPLE COW AVE	SFR	3.75	3071	1982	0.23	0	3	4/25/2013	\$ 90,500	-\$4,000	\$ 86,500	15.47%	42.12
Public		1015 HOLIDAY ST	SFR	3.76	2725	1964	0.3	2	3	7/3/2013	\$1,950,000	-\$1,500	\$1,948,500	23.82%	41.98
Public		130 SECOND ST	SFR	2.71	2510	1985	0.31	0	3	8/7/2013	\$ 155,000	-\$5,500	\$ 149,500	20.97%	40.94
Public		4840 BLUE BONNETT LN	SFR	3.48	3048	1981	0.34	0	4	6/20/2013	\$ 865,000	-\$65,500	\$ 799,500	19.13%	40.82
Public		4865 BLUE BONNETT LN	SFR	3.46	2927	1983	0.36	0	4	6/19/2013	\$ 165,000	-\$12,000	\$ 153,000	19.39%	40.82
Public		4470 ROBIN CT	SFR	3.48	3009	1979	0.3	0	5	5/10/2013	\$ 130,000	-\$7,000	\$ 123,000	18.46%	39.67
Public		16621 ST JAMES AVE	SFR	3.56	3307	1982	0.32	0	4	6/7/2013	\$ 490,000	-\$43,500	\$ 446,500	19.90%	39.33
Public		4261 ROBIN CT	SFR	3.53	3449	1979	0.29	0	3	6/26/2013	\$ 450,000	-\$36,000	\$ 414,000	20.67%	38.57
Public		2105 SEVENTEENTH ST	SFR	3.23	2482	1985	0.29	0	2	4/30/2013	\$ 450,000	-\$13,000	\$ 437,000	20.44%	37.08
Public		4351 PALMDALE RD	SFR	3.61	2537	1949	0.31	0	3	4/30/2013	\$ 965,000	\$48,500	\$1,013,500	29.48%	36.71

Alternative Comparable IVA: \$361,000

Alternative Comparable IVA Conclusion: The Alternative Comparable IVA is a technological tool utilizing a dynamic query of CoreLogic RealQuest® which is the nation's largest property information database, providing data on 97% of all property transactions in the U.S. This dynamic query uses as many as 90 search criteria related to physical property characteristics, mortgage and sales, ownership status and location. The query findings are then evaluated using our proprietary CompScore™ quality index as well as subject specific and market influences. The results of this evaluation are then measured by our proprietary confidence score and forecast standard deviation to provide context and applicability of the conclusion.

Identification of the Subject Property

The subject property was identified by the client and verified through public records and a property site visit.

Description of the Subject Property

The description of the subject property has been included within the OnSite Plus section of this Evaluation report. The current use, projected use and estimated actual physical condition of the subject, as previously noted, were derived from visual observation of either the interior and exterior, or exterior only, depending on the client's request. Zoning information was obtained through public records. Photographs of the subject provide evidence the site visit has taken place.

Description of Analysis, Supporting Information, and Sources of Information

The person performing the evaluation has relied on a current OnSite Plus, along with a GeoAVM Core™ and GeoAVM Distressed™ automated valuation models (AVM), Alternative Comparable Indicated Value Approach™ (IVA), which includes a search of applicable sales data available to compare to the subject property, as well as an internal CompScore™ process with corresponding adjustments. After reviewing the independently completed value and price estimates, including the methodology and data integrity, availability, and applicability, the person performing the evaluation has determined the best market value indications and provided a reconciled opinion of market value. The work file has been maintained, according to the Uniform Standards of Professional Appraisal Practice requirements. Data specific to the subject property and the sales comparison approach were incorporated throughout the process. Supporting data and information from public records and Multiple Listing Services was utilized. The Quality Control process included additional cost-free and subscription-based online data, as applicable.

Integrated analytical methods, technological tools and supplemental information

Integrated analytical methods and technological tools used in this residential evaluation report include the Indicated GeoAVM Core™ and GeoAVM Distressed™ automated valuation models (AVM), Alternative Comparable Indicated Value Approach™. The Indicated Value Approaches are proprietary predictive models based on information provided in valuations considered in this report. Integrated analytical methods and technological tools were utilized by CoreLogic as part of the Quality Control analysis, including CompScore™. CompScore™ is a quality index established to measure the comparability of the sold and list data provided by the professional real estate analyst to the subject property, measuring variances in key property characteristics including proximity, GLA, lot size, age and room count, among others.

Descriptions of Confidence Score and Forecast Standard Deviation

Definition of Confidence Score: The confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

FSD Definition: The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Scope of Work

Reporting Option Type

This Residential Evaluation Report - Desktop is a Restricted Use Appraisal Report, as defined in the *Uniform Standards of Professional Appraisal Practice*.

Extraordinary Assumptions and Restrictions on Use

WARNING: The use of such extraordinary assumptions might have affected the assignment results. The extraordinary assumptions, assumed by the person performing the evaluation, unless otherwise indicated in the report, include:

- 1 There are no adverse conditions related to the subject site or related to the proximity of the subject property to nearby detrimental influences
- 2 There are no specific adverse environmental conditions (e.g., hazardous wastes, toxic substances) present in the improvement(s), on the site, or in the immediate vicinity of the subject property
- 3 Any discrepancies between the public record information or other data source(s) and the existing subject site or improvement(s) that would significantly alter the person performing the evaluation's opinion of value are not apparent
- 4 Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the person performing the evaluation's opinion of value are not apparent
- 5 Components, such as mechanical, electrical and plumbing that constitute the subject property are fundamentally sound and in good working order
- 6 The sources and data collected are assumed to be reliable, true and correct

Intended Use

The purpose of this evaluation report is to develop an opinion of market value (as defined) for the identified subject property to assist with mortgage due diligence and decision-making processes. This report is not intended for any other use.

Intended User

The only intended user of this evaluation report is the client identified on the first page of this report. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

Real Property Interest Considered

The real property interest considered is fee simple, unless otherwise indicated in this report.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1 Buyer and seller are typically motivated
- 2 Both parties are well-informed or well advised, and acting in what they consider their own best interests
- 3 A reasonable time is allowed for exposure in the open market
- 4 Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto
- 5 The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C - Appraisals, 34.42 Definitions (g).

Scope of work & Analytical methods and techniques Employed

The *Uniform Standards of Professional Appraisal Practice* (USPAP) define the scope of work as "the type and extent of research and analyses in an assignment." The scope of work includes, but is not limited to, the extent to which the property is identified; the extent to which tangible property is inspected; the type and extent of data researched; and the type and extent of analyses applied to arrive at opinions or conclusions.

The sales comparison approach is the primary method of analysis included in this report. Although considered to be useful as support to the sales comparison approach, when applicable, the cost and income approaches were not employed as a part of this assignment. The client understands these two approaches were not applied and agree they are not required due to the property type and their desired scope of work limitations. The highest and best use of the site and improvements are assumed to be as they are currently used. The person performing the evaluation has relied on a current OnSite Plus, along with GeoAVM Core™ GeoAVM Distressed™ automated valuation models (AVM), (IVA) and an Alternative Comparable Indicated Value Approach™ (IVA), which includes a search of applicable sales data available to compare to the subject property, as well as an internal CompScore™ process with corresponding adjustments. After reviewing the independently completed value and price estimates, including the methodology and data integrity, availability, and applicability, the person performing the evaluation has determined the best market value indications and provided a reconciled opinion of market value. The work file has been maintained, according to the Uniform Standards of Professional Appraisal Practice requirements.

The reconciliation includes

- 1 Verification if the AVMs were completed, or not. Because AVMs are not always available, the person performing the evaluation has recognized any limitation of applicable data in their analysis and resulting opinion of market value.
- 2 Review of the AVM forecast standard deviation and confidence scores.
- 3 Familiarization with the OnSite Plus and communication with the Broker or agent, as needed, to clarify any use, conditions, or neighborhood representations and to meet geographical competency standards.
- 4 Review of the OnSite Plus and Alternative Comparable IVA including the data and analysis.
- 5 Any additional research required to complete the analysis and to provide a credible opinion of market value.

Limiting Conditions, Assumptions and Certification

Limiting Conditions and Assumptions

- 1 The person performing the evaluation will not be responsible for matters of a legal nature that affect either the property being analyzed or the title to it. The person performing the evaluation assumes that the title is good and marketable, and will not render any opinions about the title.
- 2 The person performing the evaluation will not give testimony or appear in court because he or she completed a Residential Evaluation Report of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 3 Unless otherwise stated in this Residential Evaluation Report, the person performing the evaluation has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has made an extraordinary assumption that there are no such conditions or influences; the person performing the evaluation makes no guarantees, or warranties, express or implied. The person performing the evaluation will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the person performing the evaluation is not an expert in the field of environmental hazards, this Residential Evaluation Report must not be considered as an environmental assessment of the property.
- 4 The person performing the evaluation obtained information, estimates, and opinions that were expressed in the Residential Evaluation Report from sources he or she considers to be reliable and believes them to be true and correct. However, the person performing the evaluation does not assume responsibility for the accuracy of such items furnished by other parties.
- 5 The person performing the evaluation has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records and MLS data.
- 6 The person performing the evaluation assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
- 7 It is assumed the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.
- 8 The person performing the evaluation will not disclose the contents of this report except as provided for in the *Uniform Standards of Professional Appraisal Practice* or required by applicable law.
- 9 The client is the party or parties who engage a person performing the evaluation (by employment contract) in a specific assignment. A party receiving a copy of this Residential Evaluation Report from the client does not, as a consequence, become a party to the person performing the evaluation-client relationship. Any person who receives a copy of this Residential Evaluation Report as a consequence of disclosure requirements that apply to the person performing the evaluation's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment.

Certification

The person performing the evaluation certifies and agrees that:

- 1 The statements of fact contained in this report are true and correct.
- 2 The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3 I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4 I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5 My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6 My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this Residential Evaluation Report.
- 7 My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- 8 I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
- 9 I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the Residential Evaluation Report. The property was not physically inspected by the person performing the evaluation, therefore there was reliance upon the other sources including, but not limited to, the Broker Price Opinion.
- 10 No one provided significant real property appraisal assistance to the person performing the evaluation.

Signature, Date, Certification

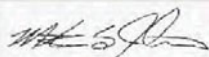
Signature: Appraiser Name

Effective Date: MM/DD/YYYY

Report Date: MM/DD/YYYY

Certification #:

Certification Expiration Date: MM/DD/YYYY



ORDER INFORMATION

PROPERTY ADDRESS	123 Main St, Anytown, USA 12345	CLIENT ORDER ID	CoreBatch_Internal
INSPECTION DATE	10/12/2012	LOAN NUMBER	200XXXXXXX
INSPECTION COMPANY	JOHN QUINCY SAMPLE SL1234567	CORELOGIC REF ID	WO(XXXXXXX)/LN(NNNNN)

OVERALL CONDITION RATING



Poor



Fair



Average



Good



Excellent

NEGATIVE EXTERNAL FACTORS PRESENT?

NO

PROPERTY CONDITION QUESTIONS

<p>1. How many sides of the property were you able to view?</p> <p><input type="checkbox"/> 1 side <input checked="" type="checkbox"/> 2 sides</p> <p><input type="checkbox"/> 3 sides <input type="checkbox"/> All sides</p> <p><input type="checkbox"/> None If so, why?</p>	<p>2. Does property appear vacant?</p> <p><input type="checkbox"/> YES</p> <p><input checked="" type="checkbox"/> NO</p>	<p>3. Safety or habitability violations posted?</p> <p><input type="checkbox"/> YES If so, what?</p> <p><input checked="" type="checkbox"/> NO</p>
<p>4. Is the property presently for sale as evidenced by a "For Sale" sign?</p> <p><input type="checkbox"/> YES</p> <p><input checked="" type="checkbox"/> NO</p>	<p>5. Is there clear indication that the property is for sale as a "REO", "Foreclosure", "Short Sale" or other distressed sale condition?</p> <p><input type="checkbox"/> YES If so, what?</p> <p><input type="checkbox"/> NO</p>	<p>6. Is the style typical of neighborhood?</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p>
<p>7. If NO, does the style uniqueness have a negative impact on marketability and/or value?</p> <p><input type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p>	<p>8. Is the home under construction or renovation?</p> <p><input type="checkbox"/> YES</p> <p><input checked="" type="checkbox"/> NO</p>	<p>9. What is the condition of the roof?</p> <p><input type="checkbox"/> Appears new or nearly new</p> <p><input checked="" type="checkbox"/> Average condition</p> <p><input type="checkbox"/> Significant wear (Shingles missing and/or noticeable damage)</p> <p><input type="checkbox"/> Appears near or at the end of useful life and likely needs to be replaced</p> <p><input type="checkbox"/> Not viewable due to weather or obstruction</p>
<p>10. What is the condition of the windows?</p> <p><input type="checkbox"/> Appears new or upgraded</p> <p><input checked="" type="checkbox"/> Appear intact</p> <p><input type="checkbox"/> Noticeable damage (multiple windows cracked)</p> <p><input type="checkbox"/> Significant damage (Broken or boarded-up windows)</p> <p><input type="checkbox"/> Unable to verify, please explain</p>	<p>11. Please indicate the majority of exterior finish material</p> <p><input type="checkbox"/> Brick</p> <p><input type="checkbox"/> Aluminum/Myl Siding</p> <p><input type="checkbox"/> Composition</p> <p><input checked="" type="checkbox"/> Stucco</p> <p><input type="checkbox"/> Other</p>	<p>12. What is the condition of the exterior finish material</p> <p><input type="checkbox"/> Appears new or nearly new</p> <p><input checked="" type="checkbox"/> Average condition</p> <p><input type="checkbox"/> Nearly end of useful life and needs to be replaced</p> <p><input type="checkbox"/> Unable to verify, please explain</p>

13. What is the condition of the foundation?

- Appears intact (new, nearly new, or minor wear)**
- Noticeable damage (noticeable cracks)
- Significant damage (major cracks)
- Unable to verify, please explain

14. What is the condition of the subject property landscape?

- The subject property landscape is superior to or in better condition than the norm for the neighborhood
- The subject property landscape appears to be entirely consistent with the norm for the neighborhood.**
- The subject property landscape is inferior to the norm for the neighborhood
- The subject property landscape is substantially inferior to the norm for the neighborhood

15. What is the overall condition of the property in relation to the other properties in the neighborhood?

- The subject property condition is superior to or in better condition than the norm for the neighborhood
- The subject property condition appears to be entirely consistent with the norm for the neighborhood**
- The subject property is in inferior condition than the norm for the neighborhood
- The subject property condition is substantially inferior to the norm for the neighborhood

EXTERNAL FACTORS (Check all that apply)

Factors Observed Adjacent to the Property or within the Immediate Neighborhood Boundaries

Yes Factor

- High Tension Electrical Wires
- Vacant/ Abandoned Properties in Surrounding Area
- Landfill or transfer station
- Commercial/ Industrial Use Property
- Railroad Tracks
- Interstate/ Freeway/ Highway
- Private or Public Airport
- High Traffic Flow
- Negative Noise Impact
- Adverse View (Please elaborate in Comments Section)

Yes Factor

- Adjacent to Golf Course
- Golf Course Neighborhood
- Water access
- WaterFront Property
- Water View
- Gated Community**
- Resort Property
- Adjacent to Parkland
- Beneficial View (Please elaborate in Comments Section)

EXTERNAL FACTOR COMMENTS

Also include any other external factors observed unique to the subject for that area that would have a material impact on the subjects marketability?

NO NEGATIVE INFLUENCES..

GENERAL COMMENTS

SUBJECT PROPERTY DETAIL

County: Any County
 Subdivision: Anyplace Pud
 Zoning: PRD
 Land Use: RSFR

Lot Size: 5,026 sq ft
 Building Sq Ft: 3,470 sq ft
 Living Sq Ft: 3,018 sq ft

Year Built: 2003
 Bedrooms: 6
 Bathrooms: 4.0

LOCAL MARKET CONDITIONS

Listing Analysis

List Price Range	Beds / Baths	SqFt	# Homes for Sale
\$444,000 - \$3,495,000	4 / 4.2	3,894	39
\$272,000 - \$431,000	3 / 2.8	2,435	39
\$135,000 - \$268,000	3 / 2.1	1,651	39
\$28,000 - \$133,000	2 / 2	1,221	40

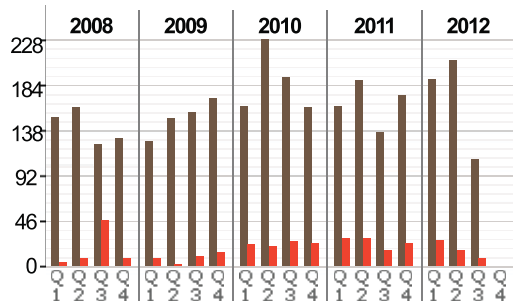
Based on subject property zip code. Represents last 90 days updated weekly.

Market Trends

Component	Value	Change	Trend
# Homes for Sale	157.5	-56.6	-26.4%
Price	\$268,754	\$70,527	35.6%
Days on Market	132	25.9	24.4%
New Listings	8.9	-2.2	-19.4%
Sales	12	-0.85	-6.6%
Price Per Square Ft	\$123	\$18	16.9%

Based on subject property zip code. Represents the averages of the last 90 days compared with the averages of the preceding 90 days using data that's updated weekly.

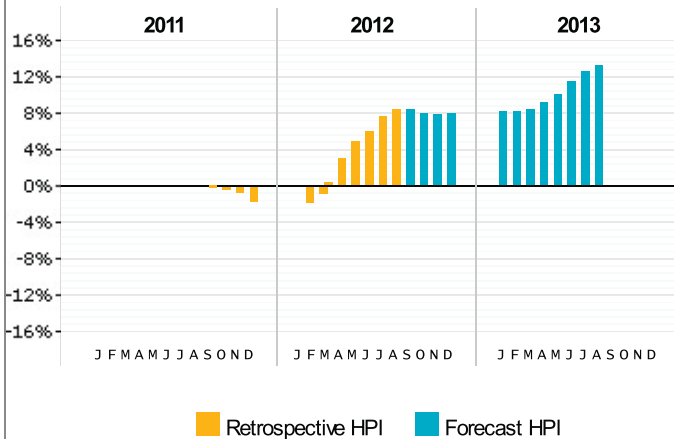
Sales and Foreclosure Activity Trend



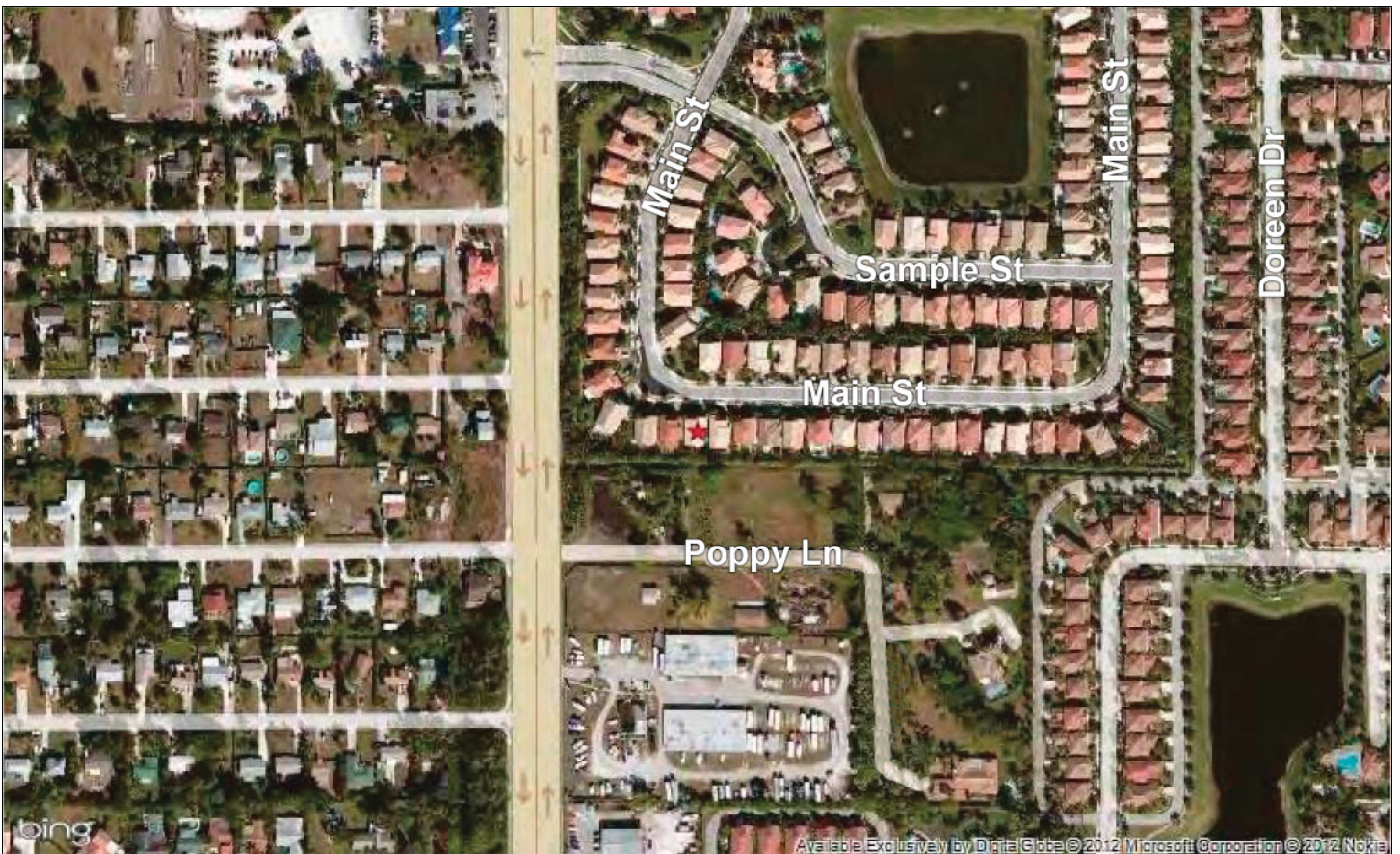
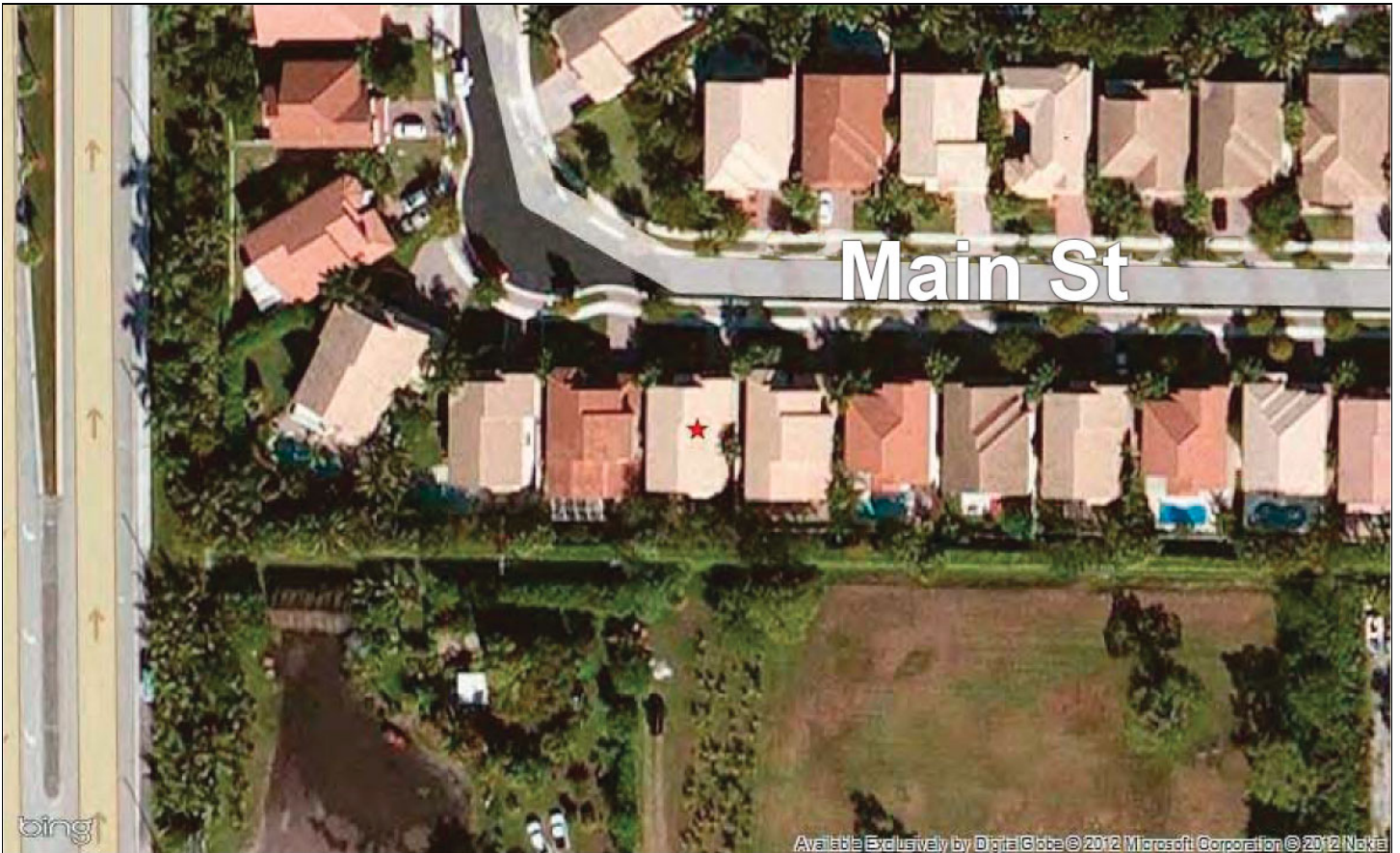
Neighborhood (1.67 miles) ■ Foreclosures ■ Sales

This graph illustrates the number of sales and foreclosures over time for the market surrounding the subject property.

HPI Trend



■ Retrospective HPI ■ Forecast HPI





Subject House Number

10/13/2012



Subject Front

10/13/2012



Landscape

10/13/2012



Subject Side

10/13/2012



Subject Side

10/13/2012



Street View

10/13/2012



Roof Condition

10/13/2012



Foundation Condition

10/13/2012



Subject-Unable to View

10/13/2012



Window Condition

10/13/2012



Exterior Finish Condition

10/13/2012

Disclaimer

The information provided by CoreLogic does not constitute an appraisal of the subject property and as such may not be relied upon in lieu of an appraisal or underwriting process. Customer acknowledges that the performance of inspection and appraisal services and any opinion as to condition is inherently subjective in nature and that different inspectors, acting reasonably and competently, may reach disparate conclusions on the value and condition of a parcel of real property. The products and information are provided "as is" without warranty of any kind, either express or implied, including without limitation any warranties of merchantability or fitness for a particular purpose.

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CL Tracking ID: XXXXNNNNNNNXXXXX

GeoAVM™ Core



123 MAIN ST, ANYTOWN, USA 12345-6789

Owner Name: **SAMPLE JOHN Q LIVING TRUST**

Valuation Summary

Value As of: **09/16/2013**

#	AVM	Value	Low Value	High Value	Score	Comment
1	PASS®	\$386,000	\$349,000	\$423,000	78	✓

Result #: 1

PASS®



Property Address: 123 MAIN ST, ANYTOWN, USA 12345
County: ANY COUNTY, USA
Owner Name: SAMPLE JOHN Q LIVING TRUST
Report ID: XXXXNNNNNNNNXXXXX

SUMMARY

> **SUCCESS - SUCCESS - VALUATION SUCCESSFUL**

Estimated Value: \$386,000		Value as of: 09/16/2013	
Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$423,000 - \$349,000	09/16/2013	78	10

SUBJECT PROPERTY INFORMATION

Property Address: 123 MAIN ST, ANYTOWN, USA 12345

SALES HISTORY

Sale Price: \$358,670	Prior Sale Price:
Rec/Sale Date: 12/01/2003	Prior Rec/Sale Date:
Sale Type:	Prior Sale Type:
1st Mtg Amount: \$322,400	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

Location Information

APN: **000000000000000000**
Land Use: **SFR**
Census Tract: **66.04**
Township:
Absentee Owner: **O**

Tax Information

Assessed Value: **\$269,125**
Assessed Year: **2012**
Land Value:
Improvement Value:

Property Information

Living Area: 3,018	Lot Area: 5,027
Year Built: 2003	Total Rooms:
Bedrooms: 6	Total Baths: 4
No Of Stories:	A/C:
Pool:	Fireplace:
Parking: 2	

COMPARABLE SALES**Comp **

Distance From Subject: 0.47

Address: **4341 FIRST ST, ANYTOWN, USA 12345**

Owner:	ROBERTS BEN	Sale Price:	\$310,000
APN:	XXXXXXXXNNNN000XXX	Sale Date:	08/16/2013
Year Built:	2004	1st Mtg Amt:	\$294,500
Census TRact:	66.05	Prior Sale Price:	\$266,351
Land Use:	SFR	Prior Rec Date:	10/19/2004
Assessed Value:	\$199,000	Total Rooms:	
Living Area:	2,982	Bedrooms:	5
Lot Area:	4,726	Total Baths:	4
No Of Stories:		A/C:	
Parking:	2	Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.12

Address: **134 MAIN ST, ANYTOWN, USA 12345**

Owner:	TURNER KERRY M	Sale Price:	\$350,000
APN:	XXXXXXXX0000000000	Sale Date:	07/15/2013
Year Built:	2003	1st Mtg Amt:	\$332,500
Census TRact:	66.04	Prior Sale Price:	\$370,135
Land Use:	SFR	Prior Rec Date:	07/03/2003
Assessed Value:	\$267,184	Total Rooms:	
Living Area:	3,018	Bedrooms:	5
Lot Area:	5,001	Total Baths:	3
No Of Stories:		A/C:	
Parking:	2	Fireplace:	
Pool:	P		

Comp 

Distance From Subject: 0.02

Address: **124 MAIN ST, ANYTOWN, USA 12345**

Owner:	BONNER SANDRA	Sale Price:	\$300,000
APN:	000000XXX00000XXX	Sale Date:	06/18/2013
Year Built:	2003	1st Mtg Amt:	\$210,000
Census TRact:	66.04	Prior Sale Price:	\$720,000
Land Use:	SFR	Prior Rec Date:	11/02/2005
Assessed Value:	\$285,127	Total Rooms:	
Living Area:	3,018	Bedrooms:	5
Lot Area:	7,087	Total Baths:	4
No Of Stories:		A/C:	
Parking:	2	Fireplace:	
Pool:	P		

Comp 

Distance From Subject: 0.08

Address: **113 MAIN ST, ANYTOWN, USA 12345**

Owner:	MCGUIRE PENELOPE	Sale Price:	\$380,000
APN:	0000000XX000000XX0	Sale Date:	06/07/2013
Year Built:	2003	1st Mtg Amt:	
Census TRact:	66.04	Prior Sale Price:	\$368,315
Land Use:	SFR	Prior Rec Date:	09/17/2003
Assessed Value:	\$255,277	Total Rooms:	
Living Area:	3,156	Bedrooms:	5
Lot Area:	5,737	Total Baths:	3
No Of Stories:		A/C:	
Parking:	2	Fireplace:	
Pool:			



Distance From Subject: 0.14

Address: 51 MAIN ST, ANYTOWN, USA 12345

Owner:	SHIELDS STEVE	Sale Price:	\$273,299
APN:	NNNNNNXX00000000	Sale Date:	05/23/2013
Year Built:	2003	1st Mtg Amt:	
Census TRact:	66.04	Prior Sale Price:	\$577,500
Land Use:	SFR	Prior Rec Date:	09/12/2006
Assessed Value:	\$249,881	Total Rooms:	
Living Area:	3,018	Bedrooms:	5
Lot Area:	4,948	Total Baths:	3
No Of Stories:		A/C:	
Parking:	2	Fireplace:	
Pool:			



Distance From Subject: 0.11

Address: 72 MAIN ST, ANYTOWN, USA 12345

Owner:	GATES PHOEBE	Sale Price:	\$390,000
APN:	XXXXXXX000000000	Sale Date:	05/10/2013
Year Built:	2003	1st Mtg Amt:	\$312,000
Census TRact:	66.04	Prior Sale Price:	\$350,870
Land Use:	SFR	Prior Rec Date:	04/17/2003
Assessed Value:	\$250,428	Total Rooms:	
Living Area:	3,057	Bedrooms:	5
Lot Area:	6,125	Total Baths:	3
No Of Stories:		A/C:	
Parking:	3	Fireplace:	
Pool:			

LEGEND



This property has transferred ownership more than once within two years from the valuation date

FSD Definition:

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Confidence Score:

The PASS® confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

PASS®:

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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GeoAVM™ Distressed



ENTRY INFORMATION

Order Number	SS000000000000XXXX0X00
Order Date	09/16/2013 12:23:03 PM
Street Address	123 MAIN ST, ANYTOWN, USA 12345-6789
Value as of	09/16/2013

QUICK FACTS FROM ZIP CODE 12345

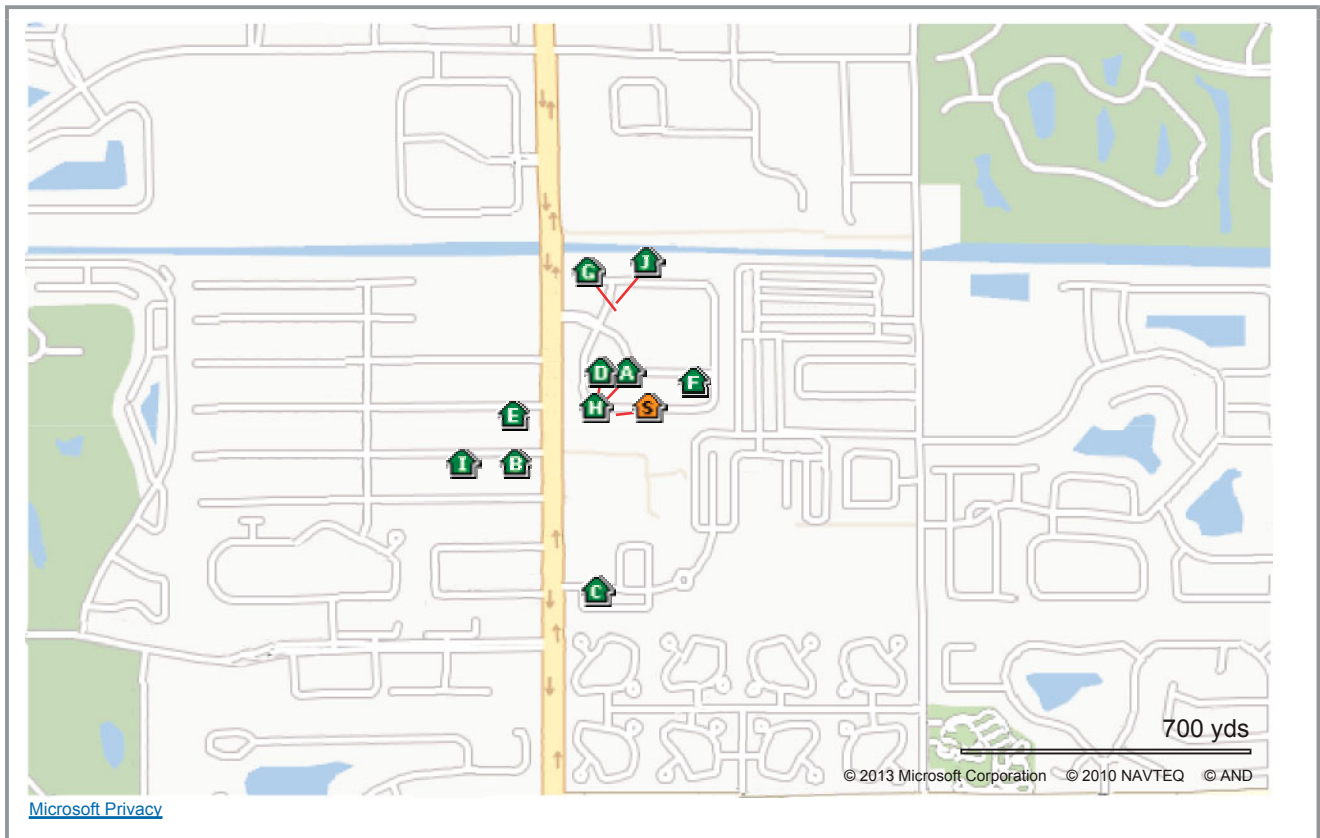
Market Statistics	Inventory Summary	
Avg REO Sale Price: \$70,883	# of Homes for Sale: 166	Low List Price: \$48,446
Avg to REO Resale: 200 days	% Listings with Price Decrease: 15.9%	High List Price: \$3,411,153
	% Listings with Price Increase: 4.9%	

CONCLUSION

DISPOSITION VALUE: \$343,000	ESTIMATED DISPOSITION VALUE RANGE: \$316,000 - \$369,000
VALUE AS OF: 09/16/2013	FORECAST STANDARD DEVIATION: 12

MARKET ANALYSIS SUMMARY

High Price	Average Price	Median Price	Low Price
\$410,500	\$222,780	\$190,000	\$24,977



SUBJECT DETAIL

Site Address: 123 MAIN ST, ANYTOWN, USA 12345-6789
Mail Address: 123 MAIN ST, ANYTOWN, USA 12345-6789
Current Owner: SAMPLE JOHN Q LIVING TRUST
Second Owner:

Spouse:

Last Transfer Date: 12/01/2003
Last Transfer Price: \$358,670
Assessed Land:
Assessed Improvement:
Assessed Total: \$269,125
Assessed Market: \$269,125

Subdivision: ANYPLACE PUD
County: Any County
MSA Name: West Anytown-Sample Town, USA
MSA Code: 00000
Census Tract: 00.0XX.00000X.X.000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
APN: 00-00-00-00-00-000-0000

Legal Desc: ANYPLACE PUD LT 00





SUBJECT PROPERTY DETAILS

Use Code: RSFR	Building Sq Ft: 3,470	Living Sq Ft: 3,018	\$ Per Sq Ft: \$118
Lot Size: 5,027 Sq Ft (0.1154 acre)	Bedrooms: 6	Bathrooms: 4.0	Total Rooms:
View: V01	Improved: 100%	Heating:	Cooling:
Tax Amount: \$5,455	Garage: Finished	Stories:	Year Built: 2003
No. of Units:	Pool:	Fireplace:	Zoning: PRD

SUBJECT PROPERTY SALES AND LOAN HISTORY

Date	Transfer	Value	1st Loan/ 2nd Loan	Loan/ Rate	Deed/ (Val. Sale)	Doc. No.	Transactors
12/17/12	NMNL	\$0	\$0 \$0		QUIT	000000018665	Buyer: SAMPLE JOHN Q LIVING TRUST Seller: SAMPLE JANE Lender:
4/28/08	REFI/EQ	\$0	\$431,957 \$0	CNV	TRUST	000000177498	Buyer: SAMPLE JANE Seller: Lender: INTERNET TR BK FSB
4/19/05	REFI/EQ	\$0	\$400,000 \$0	CNV ADJ	TRUST	000000253856	Buyer: SAMPLE JANE Seller: Lender: EMPLOYEES BK FA
10/13/04	NMNL	\$0	\$0 \$0		QUIT	000000086143	Buyer: SAMPLE JANE Seller: SAMPLE JANE Lender:
4/17/04	REFI/EQ	\$0	\$40,000 \$0	CNV ADJ	TRUST	000000257375	Buyer: GONZALEZ FREDERICK Seller: Lender: YOUR BANK
12/1/03	SBS	\$358,670	\$322,400 \$0	CNV FIX	GRANT	000000751471	Buyer: GONZALEZ FREDERICK Seller: BENJAMIN FIN'L LLC Lender: ABC BANK

NEARBY SALES

Comp# /Miles	Address	Subdivision	Sale Date	Sale Price	Living Sq Ft	Lot Sq Ft	Bed/Bath	Year Built	Land Use Code
 0.03	123 MAIN ST, 12345	ANYPLACE	Dec 1, 2003	\$358,670	3,018	5,027	6/4	2003	RSFR
Full Address: 123 MAIN ST ANYTOWN, USA 12345-6789 Zoning: PRD Year Built: 2003 Bed/Bath: 6/4 Lot Sq Ft: 5,027 (0.12 acre) Assessment: \$269,125 APN: 00-00-00-00-00-0000 Rooms: 0 Pool: N School District: Unified : ANY COUNTY SCHOOL DISTRICT Legal Desc: ANYPLACE PUD LT 00									
SALES HISTORY									
Date	Transaction	Value	1st Loan	Deed	Buyer	Seller			
12/17/2012	NMNL	\$0	\$0	QUIT	SAMPLE JOHN Q LIVING TRUST	SAMPLE JANE			
 0.03	134 MAIN ST, 12345	ANYPLACE...	Jul 15, 2013	\$350,000	3,018	5,001	5/3	2003	RSFR
Full Address: 134 MAIN ST ANYTOWN, USA 12345-6789 Zoning: PRD Year Built: 2003 Bed/Bath: 5/3 Rooms: 0 Pool: Y Lot Sq Ft: 5,001 (0.11 acre) Assessment: \$267,184 APN: 00-00-00-00-00-00X-0000 School District: Unified : ANY COUNTY SCHOOL DISTRICT Legal Desc: ANYPLACE PUD LT 00									
SALES HISTORY									
Date	Transaction	Value	1st Loan	Deed	Buyer	Seller			
07/15/2013	RESALE	\$350,000	\$332,500	GRANT	TURNER KERRY M	JONES NAOMI			
 0.15	5054 POPPY LN, 12345	ANYTOWN G...	Jun 24, 2013	\$87,900	1,450	10,019	0/2	1981	RSFR !
Full Address: 5054 POPPY LN ANYTOWN, USA 12345-6789 Zoning: AR Year Built: 1981 Bed/Bath: 0/2 Rooms: 0 Pool: N Lot Sq Ft: 10,019 (0.23 acre) Assessment: \$86,704 APN: 00-00-00-XX-0X-000-XXX0 School District: Unified : ANY COUNTY SCHOOL DISTRICT Legal Desc: ANYTOWN GARDEN EST REPL OF PL XLT 000									
SALES HISTORY									
Date	Transaction	Value	1st Loan	Deed	Buyer	Seller			
06/24/2013	RESALE	\$87,900	\$0	T/FRCL	PIGGY BK NA	TAYLOR REGINALD COC			
04/29/2013		\$0	\$0	NOD	TAYLOR, REGINALD	PIGGY BK NA			
 0.21	4814 MORSE AVE, 12345	ANYTOWN PA...	Jun 24, 2013	\$140,000	996	1,459	2/2	2005	RSFR
Full Address: 4814 MORSE AVE ANYTOWN, USA 12345-6789 Zoning: PC Year Built: 2005 Bed/Bath: 2/2 Rooms: 0 Pool: N Lot Sq Ft: 1,459 (0.03 acre) Assessment: \$94,000 APN: XX-X0-00-00-00-000-0000 School District: Legal Desc: ANYTOWN PARK LT 0 BLK 0									
SALES HISTORY									
Date	Transaction	Value	1st Loan	Deed	Buyer	Seller			
06/24/2013	RESALE	\$140,000	\$0	GRANT	BUCKS PROP LP	LEE ALLEN and FRANCIS			



134 MAIN ST,
12345

ANYPLACE... Jun 18, 2013 \$300,000 3,018 7,087 5/4 2003 [RSFR](#)

Full Address: 134 MAIN ST ANYTOWN, USA 12345-6789
Zoning: PRD **Year Built:** 2003 **Bed/Bath:** 5/4 **Rooms:** 0 **Pool:** Y
Lot Sq Ft: 7,087 (0.16 acre) **Assessment:** \$285,127 **APN:** 00-00-XX-XX-00-000-0XX0
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYPLACE PUD LT 00

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
06/18/2013	RESALE	\$300,000	\$210,000	GRANT	BONNER SANDRA	WHITE KIM
10/23/2012		\$0	\$0	NOD	WHITE KIM X	COMPETITOR BK LLC
03/29/2012		\$0	\$0	NOD	WHITE KIM	COLONY OF ANYTOWN HOA INC



5054 SAMPLE BLVD, 12345

ANYTOWN GA... Jun 17, 2013 \$78,700 1,080 10,019 0/2 1981 [RSFR](#) !

Full Address: 5054 SAMPLE BLVD ANYTOWN, USA 12345-6789
Zoning: AR **Year Built:** 1981 **Bed/Bath:** 0/2 **Rooms:** 0 **Pool:** N
Lot Sq Ft: 10,019 (0.23 acre) **Assessment:** \$80,162 **APN:** 00-XX-XX-XX-00-000-0000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYTOWN GARDEN EST REPL OF PL 0LT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
06/17/2013	RESALE	\$78,700	\$0	T/FRCL	SMITH TRUST 2004-WF	CRAWFORD AEDDON and MARIA M COC
04/19/2013		\$0	\$0	NOD	CRAWFORD, AEDDON	SMITH 2004-WF



4772 SAMPLE ST, 12345

ANYPLACE... Jun 11, 2013 \$286,000 3,018 5,001 5/4 2003 [RSFR](#) !

Full Address: 4772 BLUE AVE ANYTOWN, USA 12345-6789
Zoning: PRD **Year Built:** 2003 **Bed/Bath:** 5/4 **Rooms:** 0 **Pool:** Y
Lot Sq Ft: 5,001 (0.11 acre) **Assessment:** \$269,408 **APN:** XX-XX-XX-XX-X0-000-0000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYPLACE PUD LT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
06/11/2013	RESALE	\$286,000	\$0	T/FRCL	BIG MONEY BANK LLC	ESPINOZA LISA COC
03/13/2013		\$0	\$0	NOD	ESPINOZA, LISA	AMERICAN MTG




113 MAIN ST,
12345

ANYPLACE... Jun 7, 2013 \$380,000 3,156 5,737 5/3 2003 [RSFR](#)

Full Address: 113 MAIN ST ANYTOWN, USA 12345-6789
Zoning: PRD **Year Built:** 2003 **Bed/Bath:** 5/3 **Rooms:** 0 **Pool:** N
Lot Sq Ft: 5,737 (0.13 acre) **Assessment:** \$255,277 **APN:** 12-42-46-12-20-000-0810
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYPLACE PUD LT 00

SALES HISTORY


Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
06/07/2013	RESALE	\$380,000	\$0	GRANT	MCGUIRE PENELOPE	SCHWARTZ ORI and LEAH M

 51 MAIN ST, ANYPLACE May 23, \$273,299 3,018 4,948 5/3 2003 RSFR !
0.03 12345 2013

Full Address: 51 MAIN ST ANYTOWN, USA 12345-6789
Zoning: PRD **Year Built:** 2003 **Bed/Bath:** 5/3 **Rooms:** 0 **Pool:** N
Lot Sq Ft: 4,948 (0.11 acre) **Assessment:** \$249,881 **APN:** NN-NN-NN-XX-00-000-0000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYPLACE PUD LT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
05/23/2013	RESALE	\$273,299	\$0	GRANT	SHIELDS STEVE	YOUR BANK NA 2006-CB0
09/04/2012	RESALE	\$231,900	\$0	T/FRCL	YOUR BANK NA 2006-CB0	TSANG RACHEL COC
11/16/2011		\$0	\$0	NOD	CITY OF ANYTOWN FIELDS	COLONY OF ANYTOWN HOA INC
10/30/2010	NMNL	\$0	\$0	QUIT	LOWE OLIVIA	GAYE MERVIN

 5122 POPPY LN, 12345 ANYTOWN GAR... May 15, \$162,485 1,330 10,019 0/2 1989 RSFR
0.21

Full Address: 5122 POPPY LN ANYTOWN, USA 12345-6789
Zoning: AR **Year Built:** 1989 **Bed/Bath:** 0/2 **Rooms:** 0 **Pool:** N
Lot Sq Ft: 10,019 (0.23 acre) **Assessment:** \$89,741 **APN:** 00-00-00-XX-0X-000-0000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYTOWN GARDEN EST REPL OF PL 0LT 000

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
05/15/2013	RESALE	\$162,485	\$129,908	GRANT	KATZ JENNIFER	CAMPBELL BRANDY P and CRAIG

 72 MAIN ST, ANYPLACE.. May 10, \$390,000 3,057 6,125 5/3 2003 RSFR
0.13 12345 2013

Full Address: 72 MAIN ST ANYTOWN, USA 12345-6789
Zoning: PRD **Year Built:** 2003 **Bed/Bath:** 5/3 **Rooms:** 0 **Pool:** N
Lot Sq Ft: 6,125 (0.14 acre) **Assessment:** \$250,428 **APN:** XX-XX-XX-00-00-000-0000
School District: Unified : ANY COUNTY SCHOOL DISTRICT
Legal Desc: ANYPLACE PUD LT 00

SALES HISTORY

Date	Transaction	Value	1st Loan	Deed	Buyer	Seller
05/10/2013	RESALE	\$390,000	\$312,000	GRANT	GATES PHOEBE	GARRY RICHARD M and MELISSA J

RECENT FORECLOSURE SALES SUMMARY

Prop# /Miles	Address	Sale Date	Sale Price	Living Sq Ft	Lot Sq Ft	Bed/Bath	Year Built	Land Use Code
1 0.31	4541 MERRY VAIL DR, 12345	Jul 1, 2013	\$133,900	1,454	1,111	3/3	2005	RTRH
2 0.47	7777 NW 6TH CT, 12345	Aug 6, 2013	\$38,100	1,009	5,001	2/2	1980	RTRH
3 0.49	7995 NW 6TH CT, 12345	Dec 18, 2012	\$42,100	1,239	5,001	3/2	1978	RSFR

AREA DISTRESSED PROPERTY SUMMARY

Prop# /Miles	Address	Last Sale Date	Last Sale Price	Living Sq Ft	Lot Sq Ft	Bed/ Bath
10.1	4772 SAMPLE ST, 12345		\$0	3,018	5,001	5/4
20.15	1442 MORSE AVE, 12345		\$0	3,039	5,249	4/4
30.16	1455 MORSE AVE, 12345		\$0	3,039	5,249	4/4
40.17	1415 DENTON PL, 12345		\$0	1,734	1,603	3/3
50.21	1493 MORSE AVE, 12345		\$0	3,646	5,249	4/4
60.21	1547 DOREEN DR, 12345		\$0	3,239	5,519	5/4
70.26	4631 BETA WAY, 12345		\$0	1,734	1,603	3/3
80.27	4616 BETA WAY, 12345		\$0	1,849	2,513	3/3
90.28	4608 BETA WAY, 12345		\$0	1,734	1,603	3/3
100.31	4541 MERRY VAIL DR, 12345	Jul 1, 2013	\$133,900	1,454	1,111	3/3

NEARBY ASSESSED VALUES

Distance in Miles	Address	Assessed Value	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Bed/ Bath	Total Rooms	Year Built
0.00	142 MAIN ST, 12345	\$269,125	RSFR	5,027	3,018	2003	\$358,670	6/4	0	2003
0.03	149 MAIN ST, 12345	\$248,277	RSFR	5,201	3,018	2012	\$300,000	5/3	0	2003
0.03	216 MAIN ST, 12345	\$264,902	RSFR	5,001	2,888	2005	\$575,000	4/3	0	2003
0.03	271 MAIN ST, 12345	\$186,881	RSFR	5,201	1,991	2008	\$275,000	4/3	0	2003
0.03	258 MAIN ST, 12345	\$256,910	RSFR	5,188	2,997	2010	\$320,000	3/3	0	2004
0.03	268 MAIN ST, 12345	\$192,529	RSFR	5,001	1,991	2012	\$145,000	4/3	0	2003
0.03	134 MAIN ST, 12345	\$285,127	RSFR	7,087	3,018	2005	\$720,000	5/4	0	2003
0.03	183 MAIN ST, 12345	\$241,277	RSFR	5,201	2,888	2011	\$232,500	4/3	0	2003
0.03	213 MAIN ST, 12345	\$192,936	RSFR	5,001	1,991	2008	\$300,000	4/3	0	2003
0.03	113 MAIN ST, 12345	\$249,881	RSFR	4,948	3,018	2006	\$577,500	5/3	0	2003
0.03	162 MAIN ST, 12345	\$258,316	RSFR	5,284	2,888	2005	\$510,000	5/3	0	2003

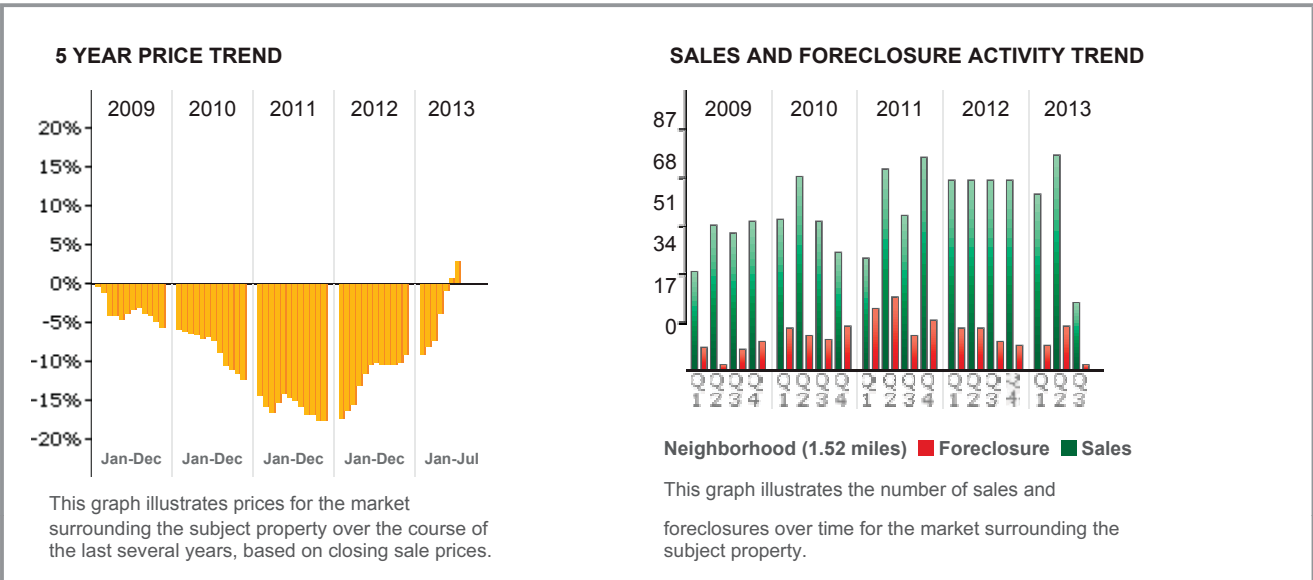
HAZARDS

FLOOD		
Flood Zone Code: B	Flood Zone Panel: 000000 - 0000X	Special Flood Hazard Area (SFHA): N
Community Name: ANY COUNTY	Panel Date: 10/15/1982	Within 1000 ft. of multiple flood zones: N
FLOOD DEFINITIONS		
Code	Definition	
SFHA	The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.	
B	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.	

EPA		
Distance in Miles	Address/Name	EPA Program
0.2	14539 PHOENIX DR , 12345 ANY MART #0000	ADM:CESQG RCRAINFO:STATE MASTER
0.19	13081 PHOENIX DR , 12345 LAKE SAMPLE DRAINAGE DISTRICT	ADM:CESQG RCRAINFO:STATE MASTER
0.23	E. PHOENIX DR. & SAMPLE RD. , 12345 MORSE DR SECTION 00 TOWNSHIP XXX RANGE 00X	ADM:NPDES NON-MAJOR PCS:STATE MASTER
0.33	NW CORNER OF PHOENIX DR & ST NOWHERE , 12345 SOUTH ANYTOWN HEART INSTITUTE	FDM:STATE MASTER
0.33	NW CORNER OF PHOENIX DR & , 12345 SOUTH ANYTOWN HEART INSTITUTE	PCS:NPDES NON-MAJOR
0.41	5346 PARK PL , 12345 ABC TITLE	ADM:STATE MASTER
0.43	SECOND ST/THIRD ST , 0 SAMPLE MARKET	ADM:NPDES NON-MAJOR PCS:STATE MASTER
0.42	ST NOWHERE ROAD , 12345 YOUR TOWN LAKES PHASE 4	ADM:NPDES NON-MAJOR PCS:STATE MASTER
0.46	SECOND ST/THIRD ST , 12345 SAMPLE MARKET	ADM:NPDES NON-MAJOR PCS:STATE MASTER

EPA PROGRAM CODE DEFINITIONS	
Code	Definition
ADM	Anytown - Anytown Data Maintenance (ADM)
PCS	Permit Compliance System (PCS)
RCRAINFO	Resource Conservation and Recovery Act Information (RCRAInfo)

TREND GRAPHS



Forecast Standard Deviation:

FSD represents the probability that the Automated Valuation Model value falls within a statistical range of the actual market value, measured against a confirmed sales price. For example, if the FSD is 12, historical testing indicates a 68% probability (one standard deviation) that the AVM value is within 12% of the market value for the property.

Data Sources:

The information and estimated values contained in this report are derived from a variety of sources, including without limitation, public record tax assessor data, public record deed transaction data, other public record data, listing data, contributory data and proprietary data.

Disclaimer

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