GeoAVM™ Suite

Best-in-Class Automated Collateral Valuation

The CoreLogic GeoAVM™ Cascade from CoreLogic brings together four automated valuation models (AVMs) we developed, and adds the option to include Home Valuation Explorer® (HVE®) from Freddie Mac® and AVMs from other vendors. Our six cascade options include:

- **GeoAVM Core™** – Combines four industry-leading AVMs that we developed and maintain

- **GeoAVM Core Plus™** – Incorporates Home Value Explorer (HVE) from Freddie Mac with our four AVMs

- **GeoAVM Precision™** – Tightens GeoAVM Core operations to place greater emphasis on accuracy

- **GeoAVM Precision Plus™** – Offers the same focus on accuracy as our GeoAVM Precision and incorporates HVE from Freddie Mac

- **GeoAVM Classic™** – Combines our GeoAVM Core with up to 12 additional AVMs

- **GeoAVM Custom™** – Our AVM experts can create and maintain a tailored cascade from a selection of our core AVMs and more than a dozen additional AVM models (service fees apply)

In addition, we can work with you to customize a GeoAVM Cascade based on the rules you establish and AVMs you select.

The Cascade Advantage

Regardless of the configuration you choose, our GeoAVM cascade selects the most appropriate valuation model from a group of individual AVMs. The GeoAVM Suite derives its name from our geopreferencing sorting system, which analyzes the historical accuracy of each AVM in each location to determine an optimal cascade with impartial accuracy.

Once you enter a street address and ZIP code, property information runs through the AVM cascade, delivering results in seconds. By simultaneously examining potential factors that may include geography, price tier, property type, subject property factors and other variables, GeoAVM Cascades reduce the time and money spent compared to more traditional Valuation processes.

Applications

- **Loan underwriting** (when used in compliance with the December 2010 Interagency Appraisal and Evaluation Guidelines)

- **Portfolio analysis**

- **Portfolio monitoring**

Benefits

- Acts as an instant, simple, and accurate value verification tool

- Reduces the need for more costly BPOs and appraisals

- Enables access through multiple, web-based platforms

- Provides nationwide coverage and ample data volume

- Offers the framework to create an automated valuation process that helps you comply with the federal guidelines

- Includes comprehensive nightly validation testing that helps you meet federal guidelines*

    * Available on GeoAVM Core, GeoAVM Core Plus, GeoAVM Precision and GeoAVM Precision Plus

Simplifies Guideline Compliance

The beauty of the GeoAVM Cascade Suite is that it allows lenders of all sizes to take advantage of the speed and cost benefits AVM cascades offer and helps them comply with the Interagency Appraisal and Evaluation Guidelines issued in December 2010 that define acceptable AVM use. Benefits of the GeoAVM Cascade Suite include:

- ▶ **Eliminates the tradeoff between fulfillment rates and accuracy**. With a single AVM, the pursuit of accuracy narrows the focus, while the quest for higher fulfillment rates can dilute accuracy

- ▶ **Offers a fast, cost-effective valuation method** that federal guidelines allow you to use, under certain conditions, in place of more costly methods

- ▶ **Precludes value shopping** by delivering a single, impartial result

- ▶ **Provides comprehensive nightly validation testing using the largest possible sample size, helping you comply with federal guidelines** (GeoAVM Core, GeoAVM Core Plus, GeoAVM Precision and GeoAVM Precision Plus)

- ▶ **Eliminates volume or geographic coverage concerns** that prevent lenders from being able to use AVMs in compliance with federal guidelines

- ▶ **CoreLogic AVMs draw from our vast property transaction database** — the nation's largest, updated daily

- ▶ **Gives you overall performance updates, including tail risk**, for the nation, each state and large counties

- ▶ **Enables you to tailor a customized version** based on rules you establish so that you can confidently meet federal guidelines

We provide the support and documentation you need to help you comply with federal guidelines, allowing you to gain the speed, cost, accuracy and fulfillment rate benefits our GeoAVM cascades offer.

Nightly AVM Testing

Our patent-pending testing offers the most exhaustive AVM-performance analysis possible, allowing us to monitor accuracy and fulfillment rates as market conditions change. To simulate AVM function in a real-world, real-time environment, we designed a system that keeps all AVMs and cascades blind to recent sales activity on the subject property.

Coverage

Because we maintain the nation's largest and most current transaction database, our testing offers the largest sample size possible. We run every arm's length sales transaction in all counties across our vast geographic coverage, which includes:

- More than 10,000 government and proprietary data sources, including listing price information
- 99.8 percent of the U.S. population
- More than 3,100 counties and growing
- More than 146 million properties
- More than 500 million historical transactions

To help you meet federal guideline requirements, we can provide comprehensive performance due diligence for all disclosure states, split out by property type, price tiers, or any geographic level.

Conditional Logic

Cascades are comprised of tables that tell the platform which AVM to call based on specific property characteristics, such as location. However, the easiest way to establish cascade order—in a simplistic hierarchy—may not yield the best results. Our enhanced approach establishes cascade tables conditionally, based on the order in which each AVM is called. Although it takes extra work to produce national cascades in this manner, it helps our customers achieve greater valuation accuracy and meet the interagency guideline standards.

Advantages	GeoAVM Core™	GeoAVM Core Plus™	GeoAVM Precision™	GeoAVM Precision Plus™	GeoAVM Classic™	GeoAVM Custom™
Incorporates CoreLogic leading AVMs	▼	▼	▼	▼	▼	▼
Incorporates Freddie Mac® Home Value Explorer® (HVE®)		▼		▼	▼	▼
Incorporates leading AVMs from other providers					▼	▼
Validates performance using the nightly blind-testing approach CoreLogic developed	▼	▼	▼	▼		▼
Cascade rules derived from conditional logic			▼	▼		▼
Cascade accuracy requirements established by CoreLogic	▼	▼	▼	▼		
Cascade accuracy requirements established by client						▼
Considers interagency guidelines on AVMs and model validation			▼	▼		Per client request
Quarterly cascade performance reports	▼	▼	▼	▼		Per client request
Highest fulfillment rate available					▼	

CoreLogic AVMs		Additional AVMs Available:
ValuePoint®4	A fourth-generation AVM that uses appraisal emulation, location, conformal mapping, repeat sales indices, heuristic and patented neural-net technology to yield superior accuracy.	► ACA®
PASS®	An online, real-time AVM that combines property characteristics with appraisal logic and price-time indexing to compute valuations. PASS delivers a high fulfillment rate and strong accuracy.	► CASA®
		► Collateral Market Value (CMV)
		► Home Value Explorer® (HVE®)
		► *i*-Val®
Home Price Analyzer® (HPA®)	A hybrid AVM that searches from more than 200 million historical residential sales records using three independent methods: property characteristics-based, location-based and index-based. HPA delivers superior fulfillment rates.	► SiteX
		► ValueFinder®
		► ValueSure®
PowerBASE®6	A hybrid AVM that combines the logic behind PASS and HPA to deliver the best of both—high fullfillment rate and accuracy.	► ValueWizard
		► VeroValue

FOR MORE INFORMATION PLEASE CALL 1-866-774-3282

CoreLogic®

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