Group *Resources*
Solutions for Lenders

CoreLogic®

OnSite

A Fast, Thorough Property Condition Report with Photos

Changing government regulations, market uncertainty and high foreclosure rates have made property condition an essential consideration for lenders, insurers and investors. Whether you need help to comply with the federal guidelines on automated valuation model (AVM) use or simply want to assess property condition before buying or underwriting, OnSite provides a thorough, eyes-on property condition report.

Property Inspection

Local Market Conditions

Photos

OnSite

External Factors

Overall Condition Rating

Quality Review

OnSite delivers a comprehensive property condition report that combines an eyes-on-the-property inspection and an objective condition rating.
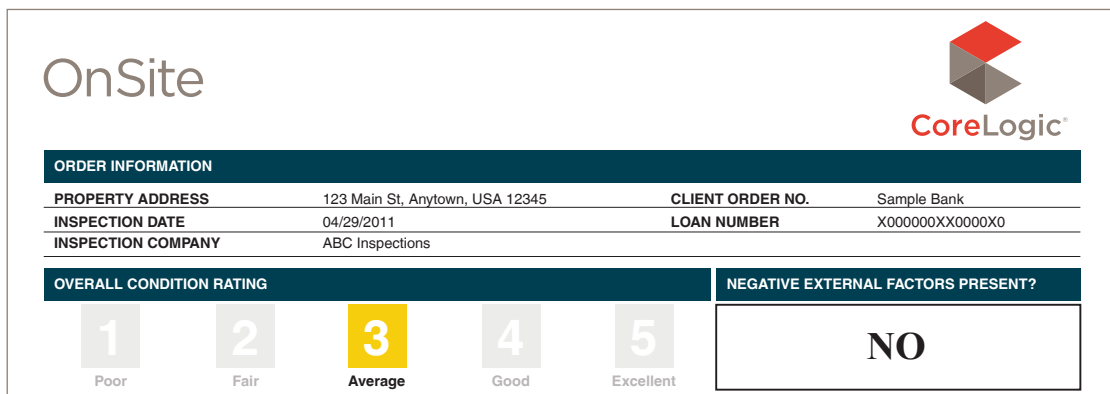
Benefits

▸ Realize the cost savings and efficiency of AVM valuations

▸ Increase pricing confidence

▸ Receive eyes-on property condition insight

▸ Verify property condition via photos

▸ Help uncover nearby and neighborhood issues

▸ Evaluate local market trends

OnSite Reports Include:

▸ Overall condition score

▸ External physical assessment
  ♦ Standardized questionnaire responses

▸ Listing analysis
  ♦ At-a-glance pricing and volume trends
  ♦ HPI forecast
  ♦ Sales and foreclosure trend

▸ Local market conditions

▸ Photos of property
  ♦ Front
  ♦ Side
  ♦ Street
  ♦ Address verification
  ♦ Issues observed

▸ External factors observations
  ♦ Adjacent to the property and neighborhood

Our Answer to the Federal Interagency Appraisal and Evaluation Guidelines

We designed OnSite to help our mortgage-lending customers comply with the Federal Interagency Appraisal and Evaluation Guidelines released in December 2010. The federal guidelines require regulated institutions to ascertain the actual physical condition of a property and the economic or local market conditions when an AVM is used for lending purposes. OnSite allows lenders to quickly evaluate property condition and local market trends or determine if a more comprehensive review is necessary.

Driven by Industry-Leading Data and Analytics

OnSite

ORDER INFORMATION			
PROPERTY ADDRESS	123 Main St, Anytown, USA 12345	**CLIENT ORDER NO.**	Sample Bank
INSPECTION DATE	04/29/2011	**LOAN NUMBER**	X000000XX0000X0
INSPECTION COMPANY	ABC Inspections		

OVERALL CONDITION RATING

1	2	3	4	5
Poor	Fair	**Average**	Good	Excellent

NEGATIVE EXTERNAL FACTORS PRESENT?

NO

Our easy-to-read scoring summary delivers quick, actionable intelligence

OnSite is built on our industry-leading property and homeownership information, covering more than 99.9% of all parcels and 97% of all sales transactions. We use this same information to power our popular suite of AVMs, which lead the nation in accuracy and fulfillment rates. OnSite combines our robust data and analytic experience through a patent-pending algorithm that produces an overall score from our local market and property data and our trained inspectors' answers to standardized survey questions. The result is a complex rating with at-a-glance simplicity.

Quick Turnaround, Even at Scale

We have a nationwide network of inspectors ready to execute your order quickly and precisely. Developed over many years, this network includes multiple people in most jurisdictions to help efficiently process orders as volume increases. With OnSite, you can rest assured that your order will be addressed quickly.

Our nationwide network of trained inspectors quickly returns high-quality reports, no matter the volume.

Built-In Quality Control

We perform an in-house quality control review on each report to help ensure accuracy before releasing it to you. Our quality-control staff manually reviews each order for issues, such as:

- ▸ Completeness
- ▸ Photo and caption accuracy
- ▸ Caption language
- ▸ Photo-to-condition relevancy
- ▸ Photo quality/clarity

Flexible Workflow Integration

Successful AVM Returned	Order OnSite standalone or automatically from rule-based logic	CoreLogic performs exterior physical inspection	CoreLogic performs quality control of inspection	CoreLogic adds property detail and local market conditions	OnSite report delivered to client

A typical OnSite workflow is driven by AVM rule-based logic

OnSite is available as a standalone report or automated through rules-based triggers in CoreLogic and other AVMs. Its flexibility allows OnSite to fit seamlessly into existing processes, while saving money through automated triggers that avoid unnecessary report costs. These triggers ensure that OnSite reports are not ordered in situations where more extensive valuation processes are required.

Summary

Whether used to help comply with the federal guidelines or gain information on a property before purchasing or insuring, OnSite provides the right combination of simplicity, accuracy and affordability. With easy automated workflow integration, OnSite is a fast, cost-effective way to assess property condition.

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FOR MORE INFORMATION PLEASE CALL Rob Baumann 410-299-3070

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