



GeoAVM™ Distressed

Quick, accurate and affordable distressed asset valuation

GeoAVM Distressed™ from CoreLogic® offers a quick, low-cost, automated valuation that delivers current or retrospective values with information-rich property reports. Ideal for early, repeat and volume valuations, GeoAVM Distressed dramatically reduces distressed asset valuation time and expense.

Applications

With a record number of properties in delinquency or default and high REO inventories, easy access to a reliable automated valuation tool can help prevent losses from mounting and enable investors to perform due diligence on nonperforming pools. GeoAVM Distressed offers a practical alternative in applications that include:

- ▶ **Early-Stage Delinquency** – Understanding equity position at the first sign of trouble — when the borrower misses the first payment — can minimize the downstream effects by enabling servicers to take immediate action. GeoAVM Distressed acts as an early-warning system that helps servicers start treatment at the earliest possible moment.
- ▶ **BPO Verification** – GeoAVM Distressed provides a fast, simple way to verify BPO values. With regulatory agencies placing responsibility for valuation accuracy squarely on lenders and servicers, GeoAVM Distressed offers peace of mind and evidence of appropriate quality-assurance on distressed property valuations.
- ▶ **Recurring Valuations** – Costs can quickly add up when using BPOs and appraisals to update distressed asset values. When GeoAVM Distressed values and BPOs or appraisals fall within a predetermined range, using GeoAVM Distressed on subsequent values keeps losses from accruing. GeoAVM Distressed can also be combined with our low-cost, on-site ValueView inspections to verify property condition and note changes that require you to perform a BPO or appraisal.
- ▶ **Portfolio Management** – Establishing a process to monitor net present value is critical to managing distressed asset portfolios. Using GeoAVM Distressed greatly simplifies the process. Its near instant results, low cost and ability to run batches, as well as individual properties, makes GeoAVM Distressed ideal for portfolio monitoring.
- ▶ **Loan Pool Due Diligence** – Running GeoAVM distressed before purchasing nonperforming loan pools helps you verify values provided. Because GeoAVM Distressed allows current and retrospective valuations, it also enables you to map value trends across any given period.

VALUATIONS

Benefits

- ▶ Provides a near-instant, low-cost and reliable alternative to distressed asset BPOs and appraisals
- ▶ Helps minimize further losses on REO properties and those in all stages of delinquency or default
- ▶ Delivers current and retrospective valuations
- ▶ Performs property valuations without disturbing occupants
- ▶ Provides detailed, comprehensive property and market reports and maps
- ▶ Enables proactive workout strategies by detecting negative equity during early delinquency
- ▶ Provides quick verification of traditional valuations
- ▶ Allows batch processing of pools and portfolios, providing investors a fast, inexpensive way to value distressed asset pools
- ▶ Speeds and simplifies the otherwise time- and cost-consuming process of determining portfolio net present value
- ▶ Undergoes nightly blind testing and as-needed refinement
- ▶ Integrates with our ValueView on-site property inspection service that verifies property condition

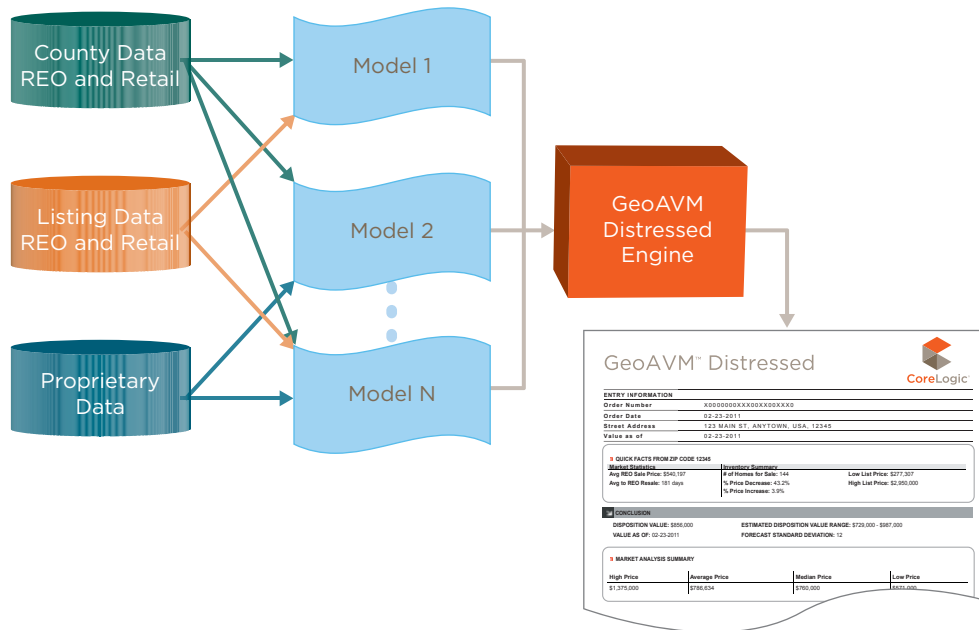
Next-generation solution

We pioneered the use of automated valuations models (AVM) on distressed properties in 2007 when we introduced ValuePoint 4 Default®. In 2010, we re-engineered the concept from the ground up, using our patented valuation approaches. GeoAVM Distressed applies a more comprehensive model, produces reports that are more complete, and delivers a recommended disposition value and range with forecast standard deviation.

GeoAVM Distressed brings together and reconciles multiple valuation models, applying proprietary methods to arrive at the most accurate distressed asset values available on the market today. Used alone or in conjunction with our ValueView on-site inspection service, GeoAVM Distressed offers an all-encompassing approach that considers the property as a distinct entity and in relation to the market. Data sources include:

- ▶ County data for assessor and mortgage information
- ▶ Listing data for REO and retail properties
- ▶ Proprietary data sources
- ▶ REO transactions identified using proprietary methodology

We benchmark GeoAVM Distressed nightly against actual REO sales through blind testing, allowing us to monitor and maintain accuracy.



Our innovative "cascade within" approach and multiple data sources enables GeoAVM Distressed to deliver accurate valuations, as well as high fulfillment rates

Reports

Geo AVM distressed delivers comprehensive reports on the property and surrounding neighborhood and market.

- ▶ Recommended disposition value and range with forecast standard deviation

CONCLUSION	
DISPOSITION VALUE: \$856,000	ESTIMATED DISPOSITION VALUE RANGE: \$729,000 - \$987,000
VALUE AS OF: 02-23-2011	FORECAST STANDARD DEVIATION: 12

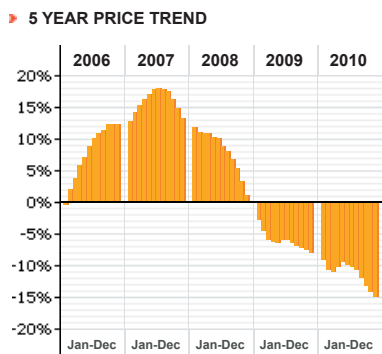
- ▶ Quick facts about the zip code, including the most recent month's REO sale price, length of time on the market, number of homes for sale, low and high list prices and percentage of homes with price reductions and increases

▶ QUICK FACTS FROM ZIP CODE 12345		
Market Statistics	Inventory Summary	
Avg REO Sale Price: \$540,197	# of Homes for Sale: 144	Low List Price: \$277,307
Avg to REO Resale: 181 days	% Price Decrease: 43.2%	High List Price: \$2,950,000
	% Price Increase: 3.9%	

- ▶ Market analysis summary

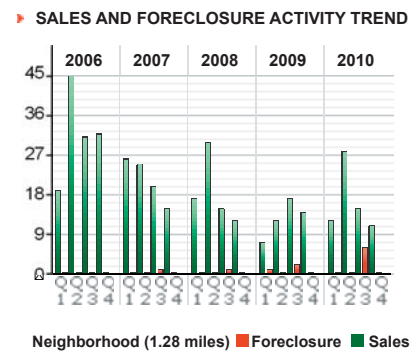
▶ MARKET ANALYSIS SUMMARY			
High Price	Average Price	Median Price	Low Price
\$1,375,000	\$786,634	\$760,000	\$571,000

- ▶ Neighborhood five-year price trends



This graph illustrates prices for the market surrounding the subject property over the course of the last several years, based on closing sales prices.

- ▶ Neighborhood sales and foreclosure activity trend



Neighborhood (1.28 miles) ■ Foreclosure ■ Sales

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

Summary

GeoAVM Distressed offers the front-end simplicity of an AVM tuned to estimate an REO sales price. Its quick and easy operation belies the complexity of combining multiple valuation models and a wide range of data sources to deliver a single valuation (no value shopping). In performance testing, GeoAVM Distressed has proven to be a reliable tool with a high fulfillment rate. Our patented valuation approach makes GeoAVM Distressed the most reliable valuation tool available for REO properties and those in all stages of delinquency and default.

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

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