



LoanSafe Collateral Manager™

Precise Collateral Risk Analysis and Efficient Quality Review

LoanSafe Collateral Manager™ from CoreLogic® is the next generation of risk detection tools, providing the ability to measure the risk specifically related to mortgage collateral. With LoanSafe Collateral Manager, you get a clear understanding of the risk of foreclosure and severity of collateral-related loss events. The result is reduced exposure to collateral risk and increased confidence in your lending decisions.

Get At-A-Glance Visibility into Collateral Risk

▶ Collateral Risk Score

LoanSafe Collateral Manager performs a comprehensive analysis of the subject property and surrounding market and returns an overall collateral risk score - allowing reviewers to quickly determine the degree of risk associated with the subject property and tailor the review process accordingly.

▶ Alerts and Recommendations

Collateral based appraisal review and fraud alerts highlight specific areas of property or market concern. Each alert offers coinciding recommended actions that direct reviewers to the next step for further investigation or clearing. Alerts can be customized to your review processes and risk threshold, making LoanSafe Collateral Manager a unique tool that conforms to your business practices.

▶ Market Data and Property Location

A valuation and street map visually details the subject property's location and proximity to nearby sales. Variations in map shading provide reviewers with a visual representation of property values within the area.

LoanSafe Collateral Manager™			
REPORT INFORMATION			
Report Order No.	AB1234567890cd1234567	Subject Property Address	4338 Sample Cir Anytown USA 12345
Report Date	Feb 26, 2014 04:08 AM	Mailing Address	4338 Sample Cir Anytown USA 12345
LOAN INFORMATION			
Loan Number	123456		
Loan Amount	\$288,000		
Estimate	\$323,000		
COLLATERAL RISK	Lowest Risk → ← Highest Risk	COLLATERAL RISK SCORE: 518	
APPRAISAL REVIEW ALERTS			
PROPERTY	HIGH	High market foreclosure rate	Thorough appraisal review to ensure value is supported.
	MEDIUM	Property has foreclosure in last 3 years	Was the borrower the owner of the property when the foreclosure took place? Follow your policy regarding foreclosures.
	MEDIUM	Property experienced a distressed event in the last 3 years (either notice of default or foreclosure)	Review subject property transaction history and refer to your policy regarding distressed properties.
FRAUD ALERTS			
PROPERTY	LOW	Subject property has sold or transferred in the last 1 year	Carefully review sales history and chain of title. Ensure value is supported.



RISK MITIGATION

A Single Report to Speed Collateral Risk Analysis

- ▶ Overall risk score provides instant insight and drives review process
- ▶ Single data source for property detail, nearby sales and market analysis
- ▶ Review alerts that highlight inconsistencies and guide investigations
- ▶ Customizable to your processes and risk threshold
- ▶ Flexible delivery options via batch, XML, web-based platforms or LOS

LoanSafe Collateral Manager Helps Protect Your Business and Your Bottom Line

- ▶ Reduce exposure to collateral risk
- ▶ Easily validate appraised values
- ▶ Separate collateral risk from other factors
- ▶ Create a consistent and repeatable collateral review process
- ▶ Streamline your collateral review process to speed up underwriting

► **Industry Leading Property Information**

Property characteristics, ownership and deed history, mortgage history, foreclosure information and more are combined into a single report section. Reviewers can quickly pinpoint any inconsistencies or unusual patterns in the market, and easily view nearby sale data against the subject property.

Why CoreLogic is the right choice for your business

Risk mitigation solutions are only as good as the data behind them - and CoreLogic solutions draw from the most current, complete and relevant property data collection available. In addition, LoanSafe Collateral Manager incorporates data from the nation's largest contributed loan-level database, including:

- Model formulated from proprietary databases, CoreLogic industry leading public records and multiple valuation engines
- Publicly recorded data on 99% of U.S. properties
- Market leading home price indices and valuation models

CoreLogic leverages this data, analytics and experience to deliver the solutions that help our clients achieve their business goals. We are ready to help you achieve your business goals. Find out more about LoanSafe Collateral Manager and our other LoanSafe® risk solutions today. [Visit corelogic.com/collateralmanager](http://corelogic.com/collateralmanager)

► **NEARBY SALES: FULL VALUE** Expand All Records

Miles	Address	Land Use	Sale Date	Sale Value	Living Sq Ft	\$/Sq Ft
(A) 0.09	10878 Sample Dr 12345	RSFR	12/18/2013	\$280,000	1,716	\$163
Full Address: 10878 Sample Dr, Anytown, USA 12345-6789 Zoning: SPA Year Built: 2003 Bed/Bath: 3/2 Rooms: 5 Pool: N Lot Sq Ft: 8,349 (0.19 acre) Assessment: \$216,403 APN: 067-0380-XXX-0000 Number of Units: 1 School District: Legal Desc: INDP AT Any City VLG 10C LOT 380						
SALES HISTORY						
Sale/Recording Date	Transaction	Value	1st Loan	Deed	Buyer/2nd Buyer	Seller/2nd Seller
12/18/13 12/23/13	SALE	\$280,000 (FULL)	\$266,000	GRANT	GOMES RYAN R / GOMES KRISTA	JOHN SMITH;+
04/22/11	REL	\$0	\$266,200	RLS	MARCO HUMBERTO	
04/08/11 04/14/11	SALE (SHORT SALE)	\$208,000 (FULL)	\$202,727	GRANT	NELSON CLINT L / PUGH SHELLY M	JOE BROWN
(B) 0.08	4477 Poppyfield Way 12345	RSFR	12/17/2013	\$338,000	2,680	\$126
(C) 0.12	4428 Poppyfield Way 12345	RSFR	12/06/2013	\$239,000	1,248	\$191
(D) 0.13	4433 Poppyfield Way 12345	RSFR	11/11/2013	\$235,000	1,248	\$188
(E) 0.15	10923 Pinehill Way 12345	RSFR	11/05/2013	\$375,000	3,712	\$101
(F) 0.12	4424 Poppyfield Way 12345	RSFR	08/16/2013	\$132,500	1,337	\$99 !
(G) 0.11	10913 Allensfield Dr 12345	RSFR	07/10/2013	\$200,000	1,337	\$149

FOR MORE INFORMATION PLEASE CALL 866-774-3282

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1-LNSCM-0415-01



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