

LoanSafe Appraisal Manager™ FAQ's

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1) What is LoanSafe Appraisal Manager?

LoanSafe Appraisal Manager is an automated appraisal review tool that simultaneously evaluates the Integrity and Valuation risk factors of an appraisal, as well as comparable selection, market risk and more. Analysis of individual aspects of the appraisal gives review teams a clear understanding of where to focus review efforts.

2) What is the Valuation Risk Score?

The Valuation Risk Score incorporates a two-tailed risk spectrum, which allows reviewers or underwriters to quickly assess the degree to which there may be property over or under-valuation, and easily determine the level of review required. The optimal Valuation Risk Score is 500. At 500, the appraised value is in alignment with the Valuation Risk model. As the score moves from 500 down to 1, it is indicating a greater risk of undervaluation, with a score of 1 being the highest risk. As it moves from 500 up to 999, it is indicating a greater risk of overvaluation, with 999 being the highest risk.

3) What is the Integrity Risk Score?

The Integrity Risk Score gives insight into the overall quality of the appraisal report without having to manually verify its completeness and adherence to UAD, USPAP, FIRREA and other standards. It helps detect fundamental flaws in the construction of the appraisal. The score is on a scale from 1-999, with the optimal score being 1 and the highest risk score being 999.

4) Are the scores and data in the LoanSafe Appraisal Manager report generated as of the effective date on the appraisal?

Yes, the risk models are run as of the effective date on the appraisal. Additionally, most of the data in LoanSafe Appraisal Manager is as of the effective date.



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5) Can LoanSafe Appraisal Manager review alerts be modified?

Yes, alerts can be turned on or off, alert severity can be changed and the recommended action verbiage can be customized.

6) Is there an AVM value displayed within LoanSafe Appraisal Manager?

No. While a CoreLogic AVM is a component that helps determine the Valuation Risk Score, the AVM value is not displayed on the report.

7) Why might the Valuation Risk Score display "N/A"?

There are several data components that go into the Valuation Risk model. In order for the model to successfully run and generate an accurate score, data from all of the components are needed. While it's uncommon, there are areas where CoreLogic does not have all of the necessary components to render a score, and the "N/A" will be displayed. These areas are most often very rural or areas of new construction where the sale transaction data is very limited. CoreLogic recommends a "N/A" be treated as a high valuation risk.

8) Where does MLS data in LoanSafe Appraisal Manager come from?

CoreLogic partners with MLS boards around the country, and receives data directly from the respective MLS boards.

9) How does LoanSafe Appraisal Manager group comparable sales?

LoanSafe Appraisal Manager includes five comparable groups. These are Excellent, Good, Average, Fair & Other. Each group has defined criteria of property characteristics associated with it. LoanSafe Appraisal Manager will group the CoreLogic identified comps along with the appraisal selected comps based on this defined criteria.

10) What does the Property Complexity slider tell me?

The CoreLogic Property Complexity Model drives this slider on the LoanSafe Appraisal Manager report. This model provides a prediction of how unique the subject property is for the market area. It takes into account the subject property characteristics and compares them to the characteristics of homes in the surrounding area. If the subject property appears to be unique, the slider will be in red. If the subject is conforming to the area, it will be in green.

11) What is required to generate a LoanSafe Appraisal Manager report?

An appraisal in MISMO 2.6 XML is the required format needed to run LoanSafe Appraisal Manager.

12) Does LoanSafe Appraisal Manager validate data within the appraisal sales comparison grid?

Yes, the Appraisal Data Validation section in LoanSafe Appraisal Manager compares data in the sales comparison grid to data in the CoreLogic public record and MLS databases. It does this for the subject and every comparable used in the appraisal.

13) What appraisal forms are supported by LoanSafe Appraisal Manager?

Currently, the forms supported by LoanSafe Appraisal Manager are the 1004, 2055, 1073, 1075 & 2055. The 1025 Multi-Family form is currently in development to be supported.

14) Will the LoanSafe Appraisal Manager results change if I re-run the same appraisal after corrections have been made?

It is dependent on the type of changes that are made. Often minor typos, clerical corrections, etc. will not have an impact on the overall LoanSafe Appraisal Manager results. Changing the opinion of value, comparable selection, subject and comparable characteristics, etc. will usually impact the LoanSafe Appraisal Manager results.

