One source.
infinite
OPPORTUNITIES

First American
CORELOGIC

Get an advantage that's second to none with RealQuest Professional. It is a never-ending property and ownership search engine that **minimizes cost**, **increases productivity** and **guides** you toward sound decisions.

☐ **Property & Ownership Information**

☐ **Mapping**

☐ **Valuations**

☐ **Loan Quality & Fraud Analytics**

☐ **Trends & Market Share**

☐ **Documents**

... FROM A SINGLE
            SEARCH REQUEST

RealQuest Professional™

THE INDUSTRY STANDARD IN PROPERTY DATA AND ANALYTICS.

Search the nation's broadest, deepest, and most current property and ownership database. Behind its uncomplicated interface lies a real estate data powerhouse. Harness that power to streamline tasks, strengthen decisions, and gain the insight you need for peak performance. For the inside track on anything and everything related to real estate, we offer the power of RealQuest Professional.

Diligent Work and Rigorous Standards

Information

RealQuest Professional draws from the nation's largest, most accurate database, covering more than 3,085 counties and representing 97 percent of all U.S. real estate transactions. Updated daily, our database is gathered from more than 10,000 government and proprietary sources. We obtain property records, tax assessments, property characteristics, and parcel maps from tax assessors and county recorders offices across the nation. This information is combined with flood, demographics, crime, maps and property visuals, document images, trending data and other information to round out a complete picture.

LEGEND
- Both
- Transaction Data
- Tax Roll Data
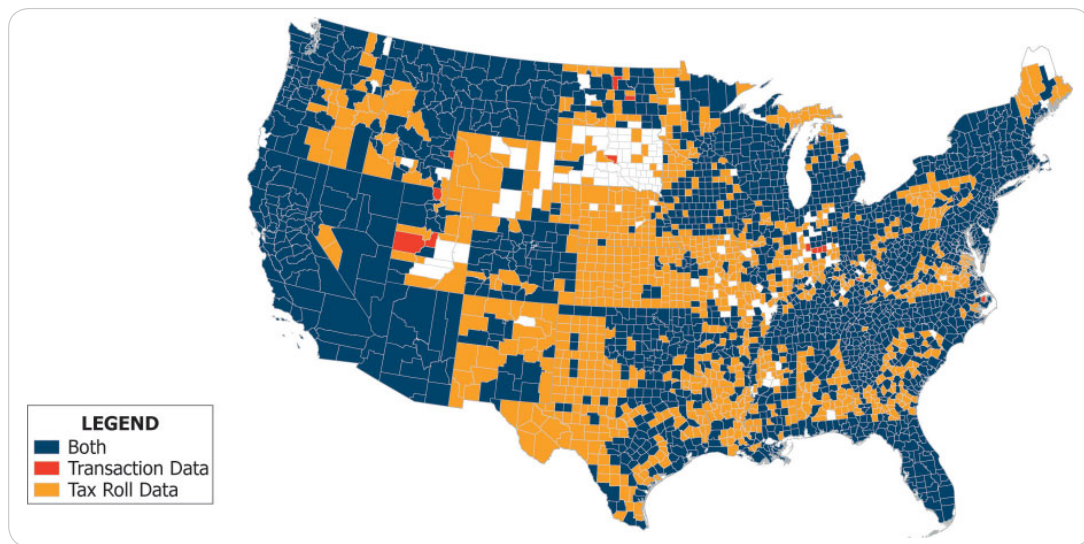
- 145+ million total properties, including residential, agricultural, vacant land and more

- 25 million commercial properties – including 5.7 million representing office, retail, multifamily, industrial, lodging, etc.

- 3+ billion document images

- 500+ million historical transactions

- 50+ million active mortgages

- 4.5+ million new transaction records per month

Purpose built for professional organizations requiring an all-encompassing array of reports, mapping solutions, analytics and delivery options.

Quality

We stand alone in providing a 97 percent match rate on a unique identifying attribute – the assessor parcel number (APN). We append this unique code to transaction data for ease in querying and stratifying data. More than half a century of data collection and refinement has yielded 99.6 percent accuracy at the character level—the highest standard in the industry. With content updated daily, RealQuest Professional delivers currency, accuracy and relevance unmatched in the industry.

- Universal code standardization across all states, counties, jurisdictions
- Sophisticated analytics to match deeds, mortgage and other property transactions to tax assessor information
- Multiple owner name capture, cleanup and parsing to enhance searchability
- Field summarization to accurately capture square footage, tax rate, baths, etc.
- Value-added data overlays (e.g. phone, demographics, school, crime, flood maps)

Technology

Drawing from the largest database of its kind ensures RealQuest Professional remains first in reliability. To safeguard business-critical data, our world-class technology center operates under tight security and applies exacting protection processes. Its mirrored database, double-redundancy architecture with automatic fail-over, and technical support provide the highest levels of protection against service interruptions.

Slash the **time** you spend researching and use it for what matters — whether it's **relaxing** or taking on **more business**.

intelligent

Generate detailed reports

RealQuest Professional provides flexible access to a specific property or broader market view from a single search request. Its all-encompassing array of functions and reports includes:

- Property detail
- Comparables
- Multiple mapping views
- Transaction history
- Voluntary liens
- Transaction document images
- Legal & vesting
- Neighborhood and demographic insight
- Loan lead validation tool

- Foreclosure activity
- Distressed property valuation
- Individual and cascaded automated valuation models
- Borrower-risk analytics
- Current loan-to-value ratio
- Fraud detection solutions
- Collateral-risk analytics
- Investment scoring

No other data source offers the level of detail or ease of access to the information you need to excel.

All you need is a house number and/or a street name and the city/state or zip to perform a property search. If you are unsure of the exact house number, you may enter a range to find all addresses within that house number range.

Get the results you need quickly and easily using the new Report Options menu within RQ Map search.

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Flexible output for easy integration

We designed RealQuest Professional to fit into your existing workflow. Our goal was to give you the simplicity of a single research tool that integrates easily with other production software, database tools, mailing label programs, and other business applications.

Case selection of all upper case or mixed case is available with many reports capable of being exported as Microsoft® Excel® spreadsheet files. Select to export some or all of the records retrieved. Search results export through .CSV files for easy importation into database and other application software. Additionally, three commonly used Avery label formats are available for click and go labels.

Labels

Export Options

Raw Data

Property Visuals

Information that once took hours, days and weeks to gather can now be found in seconds.

Flexible searching. Dependable results.

Find it faster

Whether you want to know about a specific parcel, view a targeted list of properties, or get a broader market view, RealQuest Professional makes your task fast and easy. Search by address, property type, owner name, assessor's parcel number (APN), building characteristics, sales price, or assessed value. Each option allows you to use the wild card and range searching function to expand or refine your results. Additionally, RealQuest Professional lets you dig deeply into our database by offering more than 90 custom search criteria that hone in on the exact information you're after.

Mapping Tools You Have to See to Believe

Pinpoint an area or location on a map using the RQ Map search. This robust search tool provides a unique viewpoint for any property by combining real estate information with mapping and parcel boundary layers.

By integrating Bing™ Maps technology, RealQuest Professional gives you a clear view of the property and its surrounding area. From the aerial view, RealQuest Professional overlays the road maps and property parcel maps, adding geography, built structures, and other details to the parcel map.

Did You Know?

RealQuest Professional's owner name search empowers users to find a specific owner name across an entire state or specific county.

An Asterisk (*) can be used if you are uncertain of the complete criteria for the field you are searching. For example, entering "K*" in the first name field will return properties with a street name beginning with "K", such as Karen, Kevin, etc.

Custom Search allows you to locate multiple properties in a regional area by building your own custom search criteria in a simple four-step process. You can then export or print your retrieved property information in various report formats.

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shed
light

The next best thing to being there, the **dynamic functionality** and **clear visuals** answer questions and shed light on a property's proximity to freeways, surrounding properties, waterways and more – all with supportive area demographics such as schools, shopping and traffic patterns.

- Search maps to locate properties where an exact address is unknown, including vacant land

- Define the neighborhood of interest by custom area polygon, rectangle or radius

- Search by cross streets when you don't know the exact address

- Link directly from a map to property reports, AVMs and other analytics

- Research and build lists for notifications and other service announcements

- Filter by property type, characteristics, year built, sale price, mortgage information, ownership and more

- Choose your output; export file, mailing labels, formatted detail or reports

- View property and comparable property locations; zoom in for a bird's eye views

- Measure the acreage of an area

- Locate vacant land or properties adjacent to features such as railroad lines or interstates

- Select an area, choose from a variety of property information tags including owner name, assessor parcel number, bedrooms/bathrooms, lot area and more, then watch the information visually display on the map

Switch from road or aerial to a bird's eye view. The four direction views available provide a clear look at a property's location, condition and surroundings, and let you see comparable properties, as well.

Bridging the Gap between a Printed Page and Real World Property Data

Expand your reach and your opportunity. Whether you are prospecting for leads, verifying property information or searching for investment opportunities, find what you need easily from the largest online property and ownership database in the nation.

Creating informative, professional reports is fast and easy with RealQuest. As the industry standard, it offers the information and visual references you need to populate your property listing and custom client reports. Easily export information and merge with your existing report templates. Access and customize county assessor's parcel maps, and copy and paste them to your property listing reports along with customized street and aerial map views. At the enterprise level, RealQuest Professional helps you expand brand awareness by personalizing the user interface and report formats with your company logo.

- Identify prospects, market to property owners and increase sales
- Extend your reach by tapping into a robust database of all publicly recorded sales
- Calculate the market value for any property
- Pierce the LLC and reveal principals behind it
- Research sales history and assessments
- Uncover all property owned by an investor
- Position yourself as the expert

Pierce the LLC

Commercial real estate professionals, investors, attorneys, and others appreciate that RealQuest Professional Property Detail Reports include a clickable option to view the LLC principal's name. In cases where this option is not available, you can typically uncover the principals by clicking "Document Image" on the list of reports to immediately download and view the deed containing principals' names.

Property Detail Report
For Property Located At

123 MAIN ST, ANYTOWN USA 12345-0000

Owner Information:

Owner Name:	XYZ HOLDING COMPANY LLC		
Mailing Address:	64 POPPY LN ANYTOWN USA 12345-0000		
Phone Number:		Vesting Codes:	/ / CO
Principal Corp Name:	XYZ HOLDING CO LLC	Principal Title:	CEO
Principal First Name:	JOHN	Principal Last Name:	SMITH

Location Information:

Legal Description:	TRACT # 0000 LOT 000		
County:	LOS ANGELES, CA	APN:	0000-000-000
Census Tract / Block:	0000.00 / 0	Alternate APN:	
Township-Range-Sect:		Subdivision:	00000
Legal Book/Page:		Map Reference:	0-X0 / 000-X0
Legal Lot:	000	Tract #:	00000
Legal Block:		School District:	LOS ANGELES UNIF
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information:

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information:

Recording/Sale Date:	08/08/2006 / 05/22/2006	1st Mtg Amount/Type:	$725,000 / CONV
Sale Price:	$1,625,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	0000000
Document #:	0000000	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$344.71
New Construction:		Multi/Split Sale:	MULTI
Title Company:	YOUR TITLE CO		
Lender:	STANDARD INS		
Seller Name:	BROWN JEROME TRUST		

Prior Sale Information:

Prior Rec/Sale Date:	08/17/2004 / 07/01/2004	Prior Lender:	CNL COM'L FIN INC
Prior Sale Price:		Prior 1st Mtg Amt/Type:	$1,035,000 / CONV
Prior Doc Number:	0000000	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics:

Year Built / Eff:	1983 / 1983	Total Rooms/Offices:		Garage Area:	
Gross Area:	4,714	Total Restrooms:		Garage Capacity:	
Building Area:	4,714	Roof Type:		Parking Spaces:	9
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	CENTRAL
Above Grade:		Construction:	FRAME	Air Cond:	CENTRAL
# of Stories:	2.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	GOOD
		Basement Area:		Condition:	GOOD

Site Information:

Zoning:	LACR	Acres:	0.14	County Use:	OFFICE BLDG (1700)
Flood Zone:	X	Lot Area:	5,998	State Use:	
Flood Panel:	000000000X	Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:	05/04/1999	Commercial Units:		Sewer Type:	
Land Use:	OFFICE BUILDING	Building Class:		Water Type:	

Tax Information:

Total Value:	$1,657,500	Assessed Year:	2008	Property Tax:	$20,173.32
Land Value:	$994,500	Improve %:	040%	Tax Area:	XX
Improvement Value:	$663,000	Tax Year:	2008	Tax Exemption:	
Total Taxable Value:	$1,657,500				

Property Detail – Access comprehensive property data in a convenient printer-friendly format. This one-to-two page report includes property information such as subdivision names, total assessed value, land value, improvement value and year. Additionally, this report provides detail on the physical property characteristics, property tax information and more.

Comparable Summary Report – Receive a fast, accurate and cost-effective way to generate a reliable list of comparable sales. Customize your preferences and view up to 50 comps for a single property. Compare a subject property to others within a neighborhood based on several data elements such as sale price, year built, square footage and more. Choose comparables and visually see your statistics update.

Voluntary Lien Report – Get a target property's current and historical ownership and encumbrance status. Analyze lien positions and pre-foreclosure activity prior to lending or investing. Establish ownership and implied equity by viewing outstanding loan and transfer details. From this report, quickly link and purchase recorded document images associated with financial and transfer activity

Transaction History Report – Explore the history of a subject property including critical ownership and mortgage information, such as sale and finance history or ownership transfers, junior mortgages, refinances and legal descriptions.

For Property Located At
123 MAIN STREET, ANYTOWN,
TRANSACTION HISTORY
History Record #: 1
Sale: 09/17/2004
Sale Recording Date: 08/30/2004
Sale Date: 3844X-000
Rec. Document #: WARRANTY DE
Document Type: ATTORNEY ON
Title Company: WHITE KIM
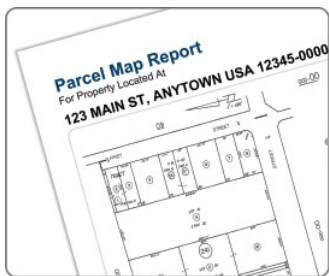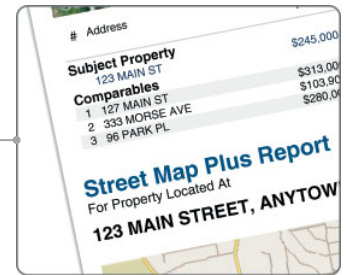Buyer: SAMPLE JOHN

NEIGHBORHOOD INFORMATION

For Property Located At
123 MAIN STREET, ANYTOWN, USA 12345-0034
DEMOGRAPHIC INFORMATION:

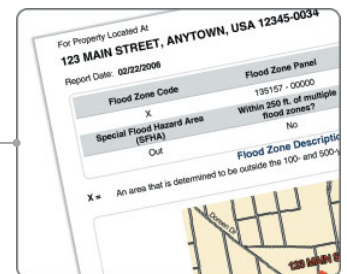| Census Tract / Block:	41.00 / 3	Year:	2002
Household:			
Population:		Population by Age:	
Count:	2,548	0 And 11:	17%
Estimate Current Year:	2,611	12 And 17:	11%
Estimate in 5 Years:	2,739	18 And 24:	9%
Growth Last 5 Years:	4.9%	25 And 64:	54%
Growth Last 10 Years:	1.79%	65 And 74:	3%
Household Size:		Average Household Income:	$29,938
Current Year :	956	Household Income:	
Average Current Year :	2.76	0 To $25,000:	53%
Estimate in 5 Years:	1,008	$25,000 To $35,000:	19%
Growth Last 5 Years:	5.44%	$35,000 To $50,000:	10%
Growth Last 10 Years:	2.14%	$50,000 To $75,000:	11%
Male Population:	49%	$75,000 To $100,000:	3%
Female Population:	51%	Above $100,000:	4%
Number Of Married People:	22%		
Number Of Unmarried People:	78%		
Housing:			
Median Mortgage:	$798	Rent Payments:	
Median Mortgage Payments:		Less Than $499:	63%
Under $300:	5%	$500 - $749:	34%
$300 - $799:	46%	$750 - $999:	2%
$800 - $1999:	45%	$1000 & Over:	0%
Over $2000 :	4%	Year Built:	
Median Home Value:	$80,500	1999 & 2000:	0%
Unit Occupied Owner:	31%	1995 & 1998:	2%
Home Values:		1990 & 1994:	1%
Below $100,000:	61%	1980 & 1989:	1%
$100,000 To $150,000:	0%	1970 & 1979:	5%
$150,000 To $200,000:	24%	1900 & 1969:	91%
$200,000 To $300,000:	9%	Commute Time:	
$300,000 To $500,000:	3%	Less Than 15 Min:	15%
Above $500,000:	3%	15 Min To 29 Min:	28%
Unit Occupied Renter:	69%	30 Min To 59 Min:	28%
Median Gross Rent:	$455	Over 60 Min:	27%
Education:			
Enrollment:		Not A High School Graduate:	35%
Public Pre-Primary School:	3%	Graduate Of High School:	32%
Private Pre-Primary School:	0%	Attended Some College:	18%
Public School:	11%	College Graduate:	8%
Private School:	4%	Graduate Degree:	5%
Public College:	2%		
Private College:	2%		
Not Enrolled In School:	82%		

Neighborhood Detail – Research neighborhoods and produce a report with area listings and statistics including education, population, income, workforce dynamics, crime detail, nearby schools, local businesses and more.

StreetMaps Plus Reports – Plot subject property and comparables on a map; choose street map, aerial or bird's eye view. Overlay with parcel boundaries where available.

#	Address	
		$245,000
Subject Property		$313,00
	123 MAIN ST	$103,90
Comparables		$280,0
1	127 MAIN AVE	
2	333 MORSE AVE	
3	96 PARK PL	

Street Map Plus Report
For Property Located At
123 MAIN STREET, ANYTOW

Parcel Map Report
For Property Located At
123 MAIN ST, ANYTOWN USA 12345-0000

Parcel maps – Review ownership boundaries for all public and private lands. Gain access to property measurements and boundaries, including easements, with one quick search. Calculate lot area, enlarge, annotate, highlight, insert arrows and print or copy to reports and presentations.

Flood Zone & Maps – Knowing a property's flood zone can help assess the potential risk of financial loss Examine flood maps with the subject property plotted and full-text legends for key flood information. Access community name, zone panel and panel date, flood zone code, and other pertinent information

For Property Located At
123 MAIN STREET, ANYTOWN, USA 12345-0034
Report Date: 02/22/2006

Flood Zone Code	Flood Zone Panel
	135157 - 00000
X	Within 250 ft. of multiple flood zones?
Special Flood Hazard Area (SFHA)	No
Out	Flood Zone Description

X = An area that is determined to be outside the 100- and 500-

Data + Analytics = Knowledge

Foreclosure Reporting & Valuation

Locate distressed properties and markets through RealQuest Professional's foreclosure flags and reporting. RealQuest Professional returns foreclosure information on any property search and also lets you search for commercial and residential properties in all stages of the foreclosure process. Once located, RealQuest Professional delivers detailed reports about the most recent foreclosure-related actions. The Foreclosure Activity Report gives you a proactive view into a single or portfolio of properties. Search for and analyze reports using any number of property characteristics. Quickly access foreclosure reports, recorded documents, AVMs and subject property details for a complete situation analysis.

- Target potentially undervalued or distressed properties for investment purposes
- Establish foreclosure status for loan origination purposes
- Perform due diligence on any number of properties

With RealQuest Professional, you get much more than a database search engine. You also gain access to industry-leading analytic tools that enable you to make wise, well-informed decisions. The analytic tools available through RealQuest Professional include:


Did You Know?

You can now use the Click and Identify feature for properties without parcel boundaries to purchase reports directly from the map.

Identify properties or loans with pre-foreclosure and foreclosure activity and instantly view their estimated market value.

Property Valuation Tools

Automated Valuation Models (AVMs) and Cascades – Not sure which AVM delivers the most accurate results? Cascade the four with a single request or bypass the cascading feature altogether by making a direct AVM selection.

- **GeoAVM™ Cascade Solutions** use the four industry-acclaimed First American CoreLogic automated valuation models. Each cascade delivers hit rate and accuracy results superior to the performance of any individual AVM. Extensive due diligence is completed quarterly on the GeoAVM cascades and as a result, the cascades are updated quarterly based on the due diligence findings. No other company offers such diverse cascade options; specifically one as superior as Precision.

  - **GeoAVM™ Core** was created to deliver our strongest hit rate with high accuracy.

  - **GeoAVM™ Precision** was designed with interagency guidelines in mind and offers our premier level of accuracy designed to meet the unique needs of financial institutions who intend to use an AVM in lieu of an appraisal for a funding decision.
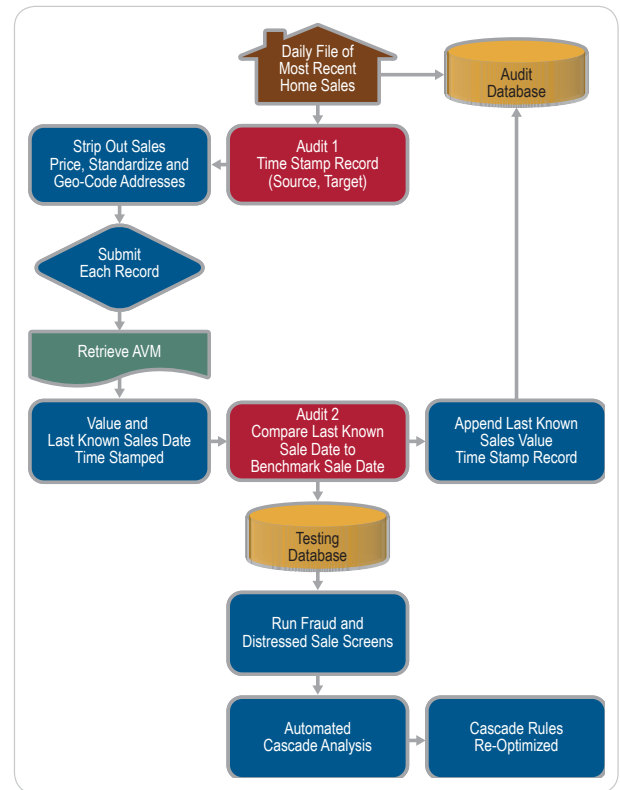
- **Build Your Own Cascade** allows customers that must use their own or a specific third-party AVM to choose from ten valuation models to create a custom cascade and configure the selection order.

- **Additional Best-In-Class AVMs** are available to ensure our customers get the full benefit of a single source solution. In addition to First American CoreLogic AVMs, RealQuest Professional incorporates such popular AVM models as AVMax, CASA®, Home Value Explorer® (HVE®), *i*-Val™, ValueWizard™ and VeroValue™
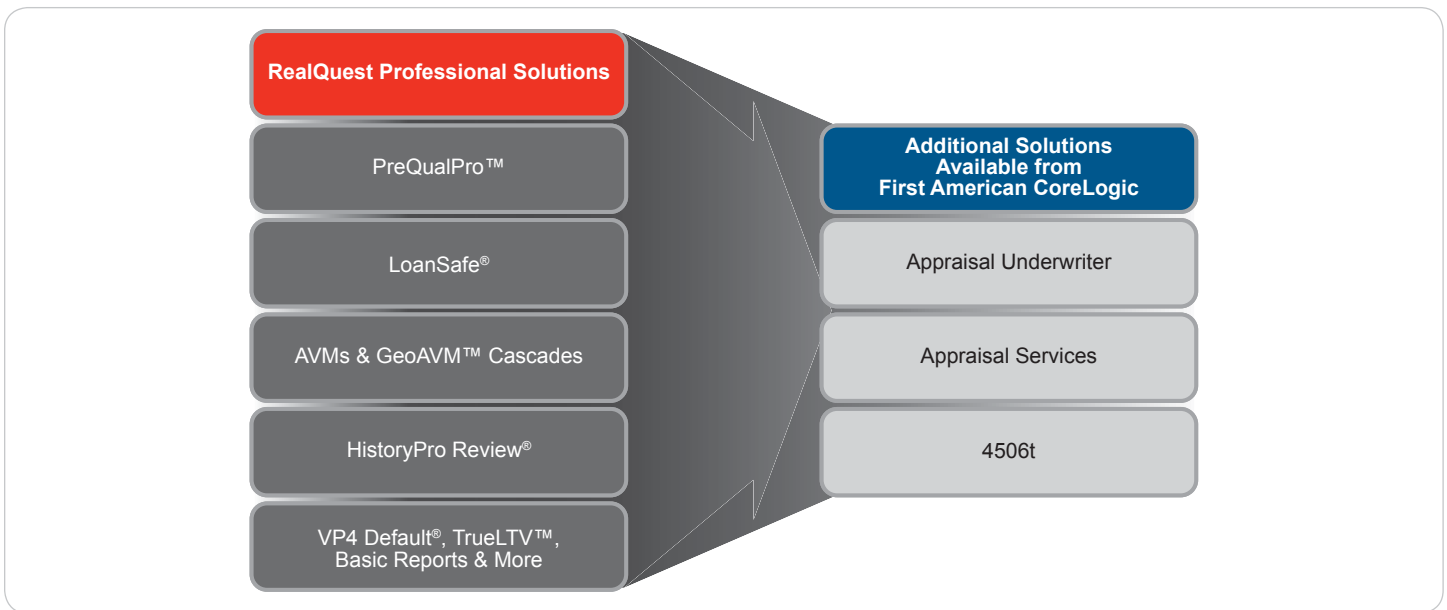
ValuePoint® 4 Default offers AVM ease in a hybrid model specifically designed for distressed properties. ValuePoint 4 Default automatically compensates for traditional model valuation limitations, delivering fast, affordable and consistently high reliability on properties with delinquent or defaulted mortgages.

Homes in default and foreclosure present expensive valuation challenges that compound losses. In the best scenario, a home's general condition deteriorates when the owner can no longer afford to maintain it. In the worst case, the home may be vandalized and severely damaged. Our aluePoint 4 Default AVM was specifically designed and calibrated to predict a property's distressed value, as opposed to its normal market value.

Risk Management Solutions

First American CoreLogic provides automated tools to correctly assess collateral value and borrower and agent integrity. By using our tools early in the loan cycle, you can ensure that the right loans move on to underwriting quickly, while others containing higher levels of risk undergo further scrutiny. Our automated tools offer proven accuracy, providing a fast way to assess a potential loan's quality with minimum resource investment. Using our risk management solutions through RealQuest Professional provides you with a quick assessment of collateral, agent, and borrower risk right from your desktop.

RealQuest Professional Solutions	Additional Solutions Available from First American CoreLogic
PreQualPro™	Appraisal Underwriter
LoanSafe®	Appraisal Services
AVMs & GeoAVM™ Cascades	4506t
HistoryPro Review®	
VP4 Default®, TrueLTV™, Basic Reports & More	

Our powerful combination of trustworthy information with cutting-edge methodologies enables decision-makers to project, isolate, and mediate risks with unambiguous certainty—raising the potential for profits significantly.

- Assess loan quality
- Reduce risk while lowering origination costs
- Detect potential fraud
- Fast track loan approvals while minimizing default risk
- Evaluate underwriting performance

The following suite of automated mortgage risk management tools provide the most complete assessment of mortgage risk by examining a comprehensive view of property, borrower and agent characteristics.

Essential real estate data and analytics for sound decisions.

LoanSafe® – Assigns a loan's overall risk by evaluating, weighting, and combining the risk levels of key contributing metrics, displaying an overall rating next to ratings for each contributing metric—with recommended actions to confirm or correct them.

	Lowest Risk		Highest Risk
LOANSAFE SCORE — Score: **1**			
Lowest Risk ———— Highest Risk			

	Lowest Risk		Highest Risk
PROPERTY 🏠			
IDENTITY 🔍			
INCOME ⌗			
BORROWER 👤			
BROKER			
MARKET			

⚠ UNDERWRITING ALERTS

	Severity	Message	Recommendation
PROPERTY 🏠	▼	No exact match for Unit specified was found, the closest matching property has been used	Thorough review of loan file, including appraisal and title to confirm unit number.
IDENTITY 🔍	✏	SAMPLE, JOHN Q - Mismatch was found on borrower's date of birth	Verify DOB was entered correctly. If entered correctly, request proof of DOB.
	✏	SAMPLE, JANE - Mismatch was found on borrower's date of birth	Verify DOB was entered correctly. If entered correctly, request proof of DOB.
INCOME ⌗	✏	SAMPLE JOHN Q - Borrowers Primary Residence's location compared to Employment location is outside normal distance range	Request written VOE with explanation. Perform verbal VOE.
	✏	SAMPLE, JANE - Borrowers Primary Residence's location compared to Employment location is outside normal distance range	Request written VOE with explanation. Perform verbal VOE.
BORROWER 👤	—	—	—
BROKER	—	—	—
MARKET	—	—	—

Severity: ❌ High   ✏ Medium   ▼ Low

LoanSafe 2.0 clearly shows a loan potential risk through vibrant colors and corresponding scores from 0 to 25. Each alert provides an easy-to-grasp explanation along with a suggested action to resolve the issue.

The report helps identify potential risk and fraud. The report conducts an analysis of the loan, property, identity, income, borrower, and market. Each report contains a risk score ranging from 0 to 25 with 0 being the lowest risk possible.

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HistoryPro® – Analyzes and grades the collateral risk associated with a loan transaction. When it's applied to every loan transaction, this solution weeds out questionable appraisals and streamlines the processing of loans.

Sixteen shades of Tan-to-Green shading are used to depict value: (tan is low, green is high)

> **MARKET DATA**

Average Value			Minimum Value					Maximum Value			Median Value				
$793,299			$631,155					$916,201			$767,185				

Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val	Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val
0.09	539	19%	77%	21%	24%	55%	3.9	$799,976	0.21	601	16%	78%	10%	3%	88%	3.5	$853,935
0.14	624	10%	87%	13%	25%	61%	3.2	$708,403	0.22	160	57%	40%	60%	36%	4%	4.8	$756,103
0.14	136	30%	62%	32%	10%	58%	4.4	$769,701	0.23	36	78%	11%	100%	0%	0%	5.6	$916,201

HistoryPro Review® – Compares the appraisal comps and subject property information against extensive internal databases, maps and collateral risk models, then renders an overall quality judgment on the appraisal and underlying transaction risk.

> **12 MONTH PRICE TREND**

Each monthly % change in value is compared to the beginning of the 12 month period.

	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
	0.8%	1.5%	2%	2.4%	2.7%	2.9%	3%	3%	3%	3%	3.1%	3.1%

Index Change by Period	
12 MONTH	3.15%
9 MONTH	1.15%
9 MONTH	0.26%
9 MONTH	0.1%
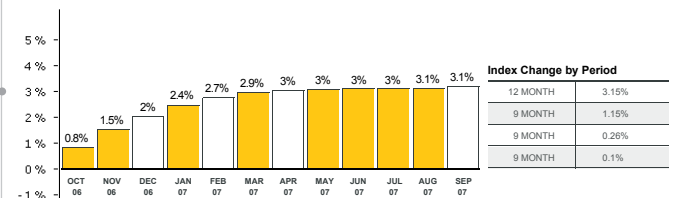
Home Value Calibrator® – Measures the risk that an appraisal, or other submitted value estimate of a property, may exceed the actual market value. It assists in identifying loans for further evaluation and prioritizing workflow. Calibrator combines the precision of an automated valuation model with a statistically based scoring model to deliver a score that can help identify loans with potentially inflated collateral valuations.

First American CoreLogic is an authorized distributor of Freddie Mac's proprietary Home Value Calibrator® (HVC or Calibrator).

Make informed and intelligent business decisions with RealQuest Professional.

TrueLTV™ – Assesses projected loan performance and evaluates the complete impact of HELOCs and other second-mortgage liens. Use TrueLTV to get the current loan-to-value ratio by uncovering all liens on a property, even hidden ones (silents, piggybacks, borrower-initiated) and reveling their characteristics.
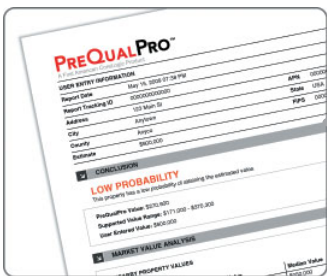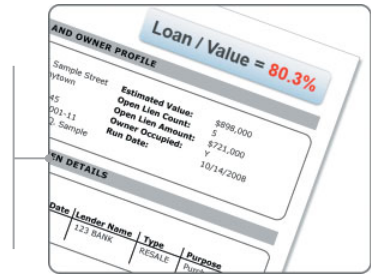
PreQualPro™ – Quickly and accurately analyzes a property's collateral value against a value estimate and provides the clearest possible indication whether the input value is supported by current market sales metrics. This solution helps all parties in the origination process more efficiently manage time and cost, increase pull-through rates and effectively decrease costly fallout.

IncomePro® – Provides a fast, effective way to establish the soundness of a borrower's income and capacity to repay the loan.
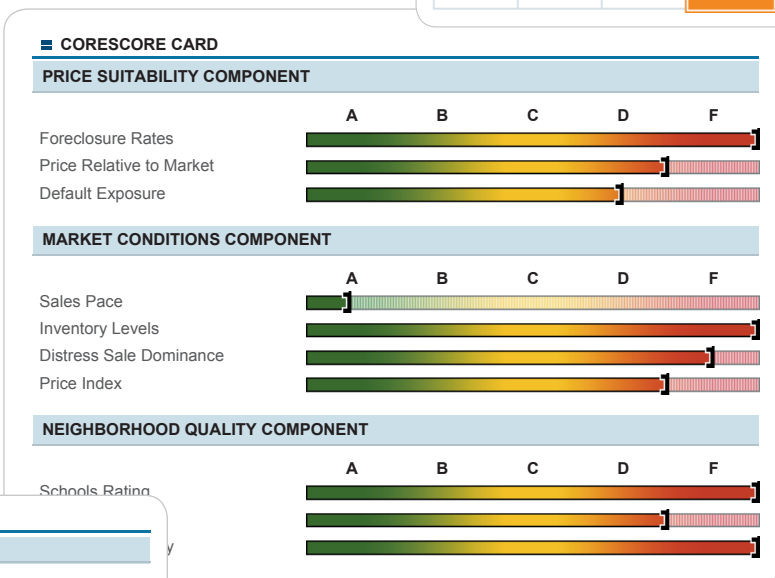
realquestpro.com | 866.774.3282

Investment Scoring Solution

If you're responsible for buying, managing or selling property, CoreScore™can provide you with a day's worth of research, from multiple data sources, in seconds. CoreScore is the first real estate analytics system to identify the characteristics that make a real estate asset desirable. No other real estate analytics system brings together so many important characteristics into a well-organized, convenient report. CoreScore can give you an advantage by assisting:

☐ Appraisal review teams reconciling AVM, BPO, or appraisal values

☐ REO asset managers deciding whether to sell or rent properties

☐ Investors performing due diligence prior to buying properties or distressed asset pools

The easy-to-read report uses a familiar grading system and stoplight color scheme to distinguish between positive and negative outcomes. CoreScore leads to faster, better decisions that increase efficiency and reduce losses.

☐ Identify foreclosure activity

☐ Determine supply/demand dynamics

☐ Validate pricing strategies

☐ Explore rental opportunities

☐ Analyze net present value (NPV) and internal rate of return (IRR)

☐ Investigate comparable properties.

| A | B | C | **D** | F |

CORESCORE CARD

PRICE SUITABILITY COMPONENT

	A	B	C	D	F
Foreclosure Rates					
Price Relative to Market					
Default Exposure					

MARKET CONDITIONS COMPONENT

	A	B	C	D	F
Sales Pace					
Inventory Levels					
Distress Sale Dominance					
Price Index					

NEIGHBORHOOD QUALITY COMPONENT

	A	B	C	D	F
Schools Rating					

CORESCORE ANALYSIS

INVESTMENT APPROACH

ESTIMATED MARKET RENT: $1,710 PER MONTH
* Generated from rental comparables in the market

At Input Price

Resale Approach	✔ BUY	━ NEUTRAL	✘ WEAK
Growth Approach	✔ BUY	━ NEUTRAL	✘ WEAK

Maximize operational efficiencies using the administrative module.

Manage user profiles, account information and access—all in a cobranded online environment. RealQuest Professional's administrative module requires no capital expenditure, software installation, or extra IT resources to create a self-serve site with your logo and company information prominently on the site and RealQuest Professional reports.

The module enables the account administrator to manage user permissions, including the report permissions for all features, newly added and provisioned products. Set report permissions and quantity limits at the individual user and contracted geographic level.

Access, print and export current and historical usage metrics at the group and individual level—it's that easy.

Display your logo and company information on the user interface, not First American's brand.

User Preferences

In addition to having administrative site settings, users have the option to define their own preferences. My Preferences allows users to manage their account in a more efficient manner.

Additionally, users have the option to::

☐ Print or email a report in PDF

☐ Personalize emails and report cover letters with user inputted information

☐ Display latest recording data on reports

☐ Include pending sales

☐ Set defaults for comparables

☐ Define AVM preferences

☐ And more…

Keep in mind, from here is where you can also set your comparable, AVM and other report preferences.

Complete property, ownership and document research from a single search request.

See for yourself.

A vast number of organizations across a spectrum of industries depend on RealQuest Professional. These companies see and appreciate the tireless efforts First American CoreLogic puts into continuously providing the most complete and dependable real estate information and analytics. Give us a call. Once you do, we're sure you'll agree that RealQuest Professional helps save time, reduce costs and improves access to the information required to make informed and intelligent business decisions.

APPLICATIONS

Claim Forms	Feasibility Studies	Owner Confirmation
Customer Acquisition	Inspections	Pre-Qualification
Customer Support	Legal and Vesting	Problem Resolution
Default Analysis	Loan Review	Quality Control
Departmental Data Capture	Marketing Analysis	Research
Document Preparation	Needs Assessment	Risk Analysis
Due Diligence	Notification	Risk Assessment
Evaluations	Order Entry	Surveys

INDUSTRIES

Business Services | Legal • Research • Advertising • Marketing

Construction | Land • Architectural & Engineering Services • Residential & Commercial Construction

Consumer & Retail Service | Consumer Product Manufacturer & Service Providers • Retailers

Telecommunications & Utilities | Cable • Satellite & Wireless Communications • Gas, Electric, Oil, Water

Financial Services | Banks • Credit Unions • Transaction/Credit & Collection Agencies • Investors, etc.

Government | Federal, State & Local

Insurance | Property & Casualty • Risk Management & Title

Lending | Commercial Real Estate & Construction Lending • Mortgage Banking & Related Services

Real Estate | Appraisal • Commercial Real Estate Brokers & Agents • Residential Real Estate Brokers & Agents • Development, etc.

Transportation Services | Railroad • Toll Road Management • Trucking, etc.

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