



HistoryPro Review® quickly and economically examines an existing appraisal to determine its overall validity. By comparing the appraisal comps and subject property information against extensive internal databases, maps and collateral risk models, HistoryPro Review renders an overall quality judgment on the appraisal and underlying transaction risk. HistoryPro Review delivers more accurate conclusions than a traditional desk review—at a fraction of the time and cost.

In recent years, real estate fraud has become one of the mortgage banking industry's most significant threats to profitability. Our risk management tools fortify mortgage lenders and investors against that risk when originating or purchasing a loan.

When originating a loan, an accurate appraisal is critical to ensuring a clean, low-risk transaction. HistoryPro Review provides a vital check of the initial appraisal by reviewing the comps used in the appraisal, and examining the subject property itself. The results provide a comprehensive view of the collateral and the market area surrounding the property to detect adverse conditions and appraisal inconsistencies. HistoryPro Review returns a hit rate of greater than 90 percent, while consistently producing results traditionally available only through expensive desk reviews.

Immediate results—faster determinations

HistoryPro Review returns appraisal verification results in less than a minute, offering access from anywhere in the world through a secure Web-based interface. The system's easy-to-navigate order entry screen and clearly presented reports speed decision making by delivering solid, succinct answers. When compared to a typical 24-hour turnaround for a desk review, it is easy to see how HistoryPro Review streamlines workflow, allowing more loans to be processed in less time.

Comparable warnings for decision support

Experience has shown that an appraisal is only as good as the accuracy of the comparable properties used. Comp properties with characteristics that inaccurately reflect the nature of the subject property will produce an equally imprecise appraisal. HistoryPro Review provides a complete analysis of up to six comp properties, rendering a bottom-line risk warning for each. This detailed set of comparable warnings highlight potential appraiser error or fraud, including living square footage, distance, location bias, comparable values, market value and land use mismatch. Comps are plotted on a market area map to visually support report data.

Benefits

- › Immediately decreased appraisal review costs by 10 to 20 times
- › Streamlined loan processing, leading to increased numbers of loans processed
- › Reduced loss severity, leading to lower loan losses
- › Improved loan pool quality and loan performance



Final scores guide your judgements

HistoryPro Review delivers class-based scores on the appraisal decision and property risk. The appraisal decision score is based on an analysis of comparables, while the property risk score draws from our industry-leading HistoryPro risk assessment engine which evaluates numerous collateral-based elements. The result is an information-rich decision dashboard designed to accelerate the lending transaction cycle of low-risk loans and identify loans that require further scrutiny.

Additionally, HistoryPro Review's retroactive search function allows users to determine sales activity and further analyze trends in specific markets in prior years. By entering a specific timeframe for past market activity, users can quickly and easily retrieve information for the property relevant to that time period.

Reliable data and analytics

Our database is updated daily with the latest information you need such as comparable sales, property valuations, household demographics, neighborhood analyses, school information, crime records, flood data, appraisal data and other proprietary and supplemental information.

We provide the mortgage banking industry with the most innovative, powerful and comprehensive set of mortgage risk management and fraud detection tools in the marketplace today. Our technology enables mortgage originators and investors to increase profitability and loan quality by making more informed lending and investment decisions. Financial institutions throughout the United States utilize our suite of tools to streamline their workflow and mitigate losses.

"HistoryPro Review does a superior job of delivering significant and immediate time and cost savings to our appraisal review process."

Will Thompson
Director, Quality Audit
GMAC-RFC

To learn more about HistoryPro Review, call 888.288.2009 or visit facorelogic.com today.

www.facorelogic.com

888.288.2009