



## The industry standard in property data and analytics

CoreLogic® RealQuest® Professional is a never-ending property and ownership search engine that minimizes cost, increases productivity and guides you toward sound decisions. It provides professional organizations with an all-encompassing array of reports, mapping solutions, analytics and delivery options.

### View properties using street maps with aerial overlays

Perform expert site analysis using our new dynamic mapping solution with advanced filtering capabilities. Access to coverage and daily updates deliver the current information you need to support marketing programs, risk management and more.

- ▶ Utilize street and aerial maps to easily identify target properties, including subject properties, where an exact address may be unknown
- ▶ Filter lists by ownership, property characteristics, mortgage information and other variables to create more targeted programs
- ▶ Use a geographic radius search tool to target prospects by proximity to physical landmarks such as freeways, shopping centers and schools
- ▶ Select from a variety of formatting options for the creation of direct marketing lists, spreadsheets and mailing labels

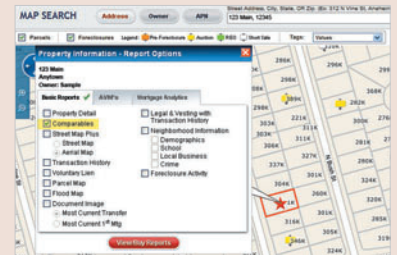
### Make it your own

Within a co-branded environment, maximize operational efficiencies by monitoring access and usage. When you personalize RealQuest Professional to the way you do business, benefit from enhanced productivity.

- ▶ Expand brand awareness by personalizing the user interface with your company logo
- ▶ Manage user information by setting report permissions and quantity limits at the individual user level
- ▶ Access, print and export current and historical usage metrics at the group and individual level
- ▶ Avoid costly set-up time by publishing a standardized export format used throughout your organization

### Additional Dynamic Mapping Benefits

- ▶ Purchase reports directly from the map interface and save valuable time
- ▶ Visualize and validate comparable statistics using the dynamic mapping solution
- ▶ Research neighborhoods via demographic information using street maps with aerial map overlay



RealQuest Professional delivers the nation's largest and most comprehensive property and ownership database. Use it to your advantage to make the most of today's real estate market.

## Top Notch Information Standards

- ▶ Coverage in 3,100 counties representing 97 percent of all U.S. real estate transactions
- ▶ Updated daily
- ▶ 3+ billion document images
- ▶ 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.
- ▶ 500+ million historical transactions
- ▶ 50+ million active mortgages
- ▶ 4.5+ million new transaction records per month

## Risk Management Solutions

- ▶ **LoanSafe® Risk Manager Suite** – solution that addresses mortgage risk related to collateral valuation and mortgage fraud to deliver the industry’s most comprehensive risk management solution.
- ▶ **Borrower Activity Report** – enables lenders to adhere to standards that help mitigate repurchase risk. Offers the ability to track borrower mortgage activity prior to closing and to discover undisclosed debt.

## AVM Cascade Solutions

To meet the unique client requirements we offer two GeoAVM cascade options:

- ▶ **GeoAVM™ Core** – a cost-effective cascade delivering a powerful combination of hit rate and high accuracy utilizing four industry leading AVMs developed and maintained by CoreLogic.
- ▶ **GeoAVM™ Precision** – created with interagency guidelines in mind, this cascade offers a level of accuracy designed to meet the unique needs of banks who intend to use an AVM in connection with a funding decision.

Advantages	GeoAVM™ Core	GeoAVM™ Precision
Incorporates CoreLogic leading AVMs	t	t
Developed based on CoreLogic comprehensive nightly AVM testing approach	t	t
Cascade rules derived from conditional logic	t	t
Cascade accuracy requirements established by CoreLogic	t	t
Consideration of interagency guidelines on AVMs and model validation		t
Quarterly Cascade Performance reports	t	t

The ability to **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.

## Detailed Reports

- ▶ Property Detail
- ▶ Comparables
- ▶ Transaction History
- ▶ Voluntary Lien
- ▶ Document Images
- ▶ Legal & Vesting
- ▶ Neighborhood
- ▶ Foreclosure Activity
- ▶ Individual AVMs and Cascades
- ▶ Distressed Property Valuation
- ▶ LoanSafe® Collateral Manager
- ▶ LoanSafe® Fraud Manager
- ▶ Borrower Risk Analytics
- ▶ Borrower Activity
- ▶ TrueLTV™ Loan-to-Value
- ▶ CoreScore™

The Property Detail Report is a comprehensive snapshot of a subject property location, current and prior sale information, key property characteristics and more.

## Additional Features

- ▶ Search quickly by address, owner name or Assessors Parcel Number (APN)
- ▶ Confirm property sale date, price, tax assessed value and legal and vesting information
- ▶ Access parcel maps by a subject property search or a book and page
- ▶ Customize and refine your search on-the-fly with over 90 search attributes
- ▶ Download up to 25,000 records in multiple formats, including common mail label formats
- ▶ Examine flood maps with the subject property plotted and full text legends for key flood information
- ▶ Retrieve mortgage records, deeds and other documents via links to instantly view the original document image
- ▶ Export comparable data into third party Uniform Residential Appraiser Report (URAR) software programs
- ▶ Receive copies of recorded documents from practically anywhere in the U.S., including grant deeds, trust deeds, foreclosures, power of attorney, liens, assignments, releases or UCC through our on-demand abstractor service

Property Detail Report			
For Property Located At			
<b>123 MAIN ST, ANYTOWN USA 12345-0000</b>			
<b>Owner Information:</b>			
Owner Name:	SAMPLE JOHN G		
Mailing Address:	84 POPPY LN ANYTOWN USA 12345-0000		
Phone Number:		Vesting Code:	SM (f)
<b>Location Information:</b>			
Legal Description:	N TR 0000 LOT 00	APN:	000-000-00
County:	ANY COUNTY	Alternate APN:	
Census Tract/Block:	000.00 / 0	Subdivision:	
Township-Range-Sect:		Map Reference:	00.X0 / 000.X0
Legal Book/Page:		Tract #:	0000
Legal Lot:	00	School District:	ANYTOWN UN
Market Area:		Muni/Township:	
Neighbor Code:			
<b>Owner Transfer Information:</b>			
Recording/Sale Date:	02/11/2004 / 01/28/2004	Deed Type:	GRANT DEED
Sale Price:		1st Mfg Document #:	000000
Document #:	000000		
<b>Last Market Sale Information:</b>			
Recording/Sale Date:	04/09/1990 / 02/1990	1st Mfg Amount/Type:	\$141,300 / CONV
Sale Price:	\$197,000	1st Mfg Int. Rate/Type:	JADJ
Sale Type:	FULL	1st Mfg Document #:	000000
Document #:	000000	2nd Mfg Amount/Type:	J
Deed Type:	GRANT DEED	2nd Mfg Int. Rate/Type:	J
Transfer Document #:		Price Per SqFt:	\$120.77
New Construction:		MultiSplit Sale:	
Title Company:	YOUR TITLE CO		
Lender:	STANDARD INS		
Seller Name:	BROWN JEROME		
<b>Prior Sale Information:</b>			
Prior Res/Sale Date:	J	Prior Lender:	J
Prior Sale Price:	J	Prior 1st Mfg Amt/Type:	J
Prior Doc Number:	J	Prior 1st Mfg Rate/Type:	J
Prior Deed Type:	J		
<b>Property Characteristics:</b>			
Gross Area:	1,300	Parking Type:	GARAGE/CARPORT
Living Area:	1,300	Garage Area:	
Tot Ad Area:		Garage Capacity:	2
Above Grade:		Parking Spaces:	
Total Rooms:	5	Basement Area:	
Bedrooms:	3	Finish Bsmt Area:	
Bath(F/H):	2 / 1	Basement Type:	
Year Built Est:	1954 /	Roof Type:	
Fireplace:	J	Foundation:	SLAB
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE
		Condition:	GOOD
<b>Other Improvements:</b>			
<b>Site Information:</b>			
Zoning:	R-1	Acres:	0.14
Flood Zone:	X000	Lot Area:	6,113
Flood Panel:	000000000X	Lot Width/Depth:	50 x 102
Flood Panel Date:	02/18/2004	Res/Comm Units:	4 /
Land Use:	SFR	Water Type:	PUBLIC
<b>Tax Information:</b>			
Total Value:	\$280,000	Assessed Year:	2009
Land Value:	\$230,031	Improved %:	10%
Improvement Value:	\$51,169	Tax Year:	2009
Total Taxable Value:	\$280,000	Property Tax:	\$3,371.88
		Tax Area:	01001
		Tax Exemption:	

## Investment Scoring

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

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

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