

AQM

Appraisal Quality Management
for regulatory and investor QC requirements

1-800-434-7260 • www.MercuryVMP.com/AQM

Improve your appraisal QC process for
consistency and transparency.

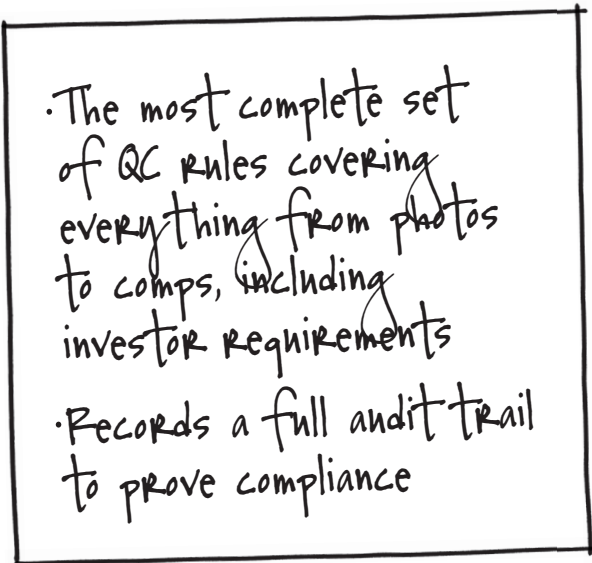
Fannie Mae
Freddie
FDIC



AQM: APPRAISAL QC SYSTEM

With AQM, lenders and AMCs can deploy a compliant, transparent and consistent QC process that exceeds what is now required by regulators and investors. AQM transforms your increasingly scrutinized QC process to an efficient, documented system. A full audit trail automatically records every step of your process, from the first receipt of the initial appraisal report, to the results returned from the most powerful quality control engine with a built-in optional QC module that powers a compliant workflow.

AQM then provides an Appraisal Quality Index (AQI) report in PDF format with a severity score and in-depth descriptions of the incurable issues and risk flags, along with your optional comments. For consistent QC, AQM is an essential system that simultaneously streamlines operations, reduces cost, and dramatically reduces your repurchase risk.



• The most complete set of QC rules covering everything from photos to comps, including investor requirements

• Records a full audit trail to prove compliance

AQM is commonly used to:

- Verify that all appraisals across all business channels are evaluated consistently
- Verify and record that the appraisal has been checked against required external data sources
- Provide documented proof that QC has been conducted and that incurable items and risk flags have been identified
- Eliminate the need for costly validation reports when the property or loan doesn't warrant them
- Route complicated assignments to experienced underwriters
- Reduce or eliminate revision requests from underwriting
- Refute buy back claims based on the documented QC process

»»»» CONSISTENCY

AQM Preliminary Results

[AQI Commentary](#) [View Documents](#) [View Order Info](#) [Options](#) [Help](#)

Risk flags from your appraisal are outlined below. Use the tabs to filter your view. After all "Action Required" checks are completed, use the Calculate button to receive the final AQI.

Requires Action	Revisions	Incurable	Manual	All
The Lender/Client's name and/or address do not match the order form : SUB1035				
Review the subject narrative and grid to determine if there is a cost to cure that exceeds investor guidelines : SUB1125				
The subject is marked suburban, but the report lacks at least two comparables within 1 mile of the subject : NGH1006				
Present land usage total does not add up to 100%: NGH1075				
Two or more comparables are distressed sales. Please verify the appraiser has provided details regarding the market in relation to concessions, # of REOs, marketing time, etc. : SCA1170				
<div><div>Incurable : 07-08-13 4:42 PM</div><div>The appraiser has also included 3 arm length sales in the report. They have disclosed on the 1004MC that foreclosures are a part of the subjects' current market.</div><div>Save</div></div>				
Appraiser listed "other" land use. Verify the appraiser has described the "other" use in the report : NGH1080				

Issues that should be revised
 Issues that may validate
 Issues requiring manual review

Calculate

1. Review initial results

Easy interface guides staff through each issue.

2. Handle all QC issues

Choose to bypass the rule, manually validate it, add comments and/or request a revision from the appraiser. Everything's integrated for consistency and compliance.

3. Calculate the final AQI

The final document memorializes the QC process with a full audit trail, and documents all work performed and the remaining incurable issues for underwriting.

staff can add comments that are included with the final report.

What's next?

- Integrated public records and AVMs for validation, as well as additional third party services so you can tailor the system to suit your preferences
- Configurable triggers to triage reports and automate follow up based on AQI scores, enhancing consistency and removing human bias

1234th Street
City, FL 33441

Overall Score ▶

73

Appraisal Quality Index

\$138,000
Appraised Value

Prior Date: 06/01/08
Prior Price: \$127,000

Borrower Name: Bob and Ellen Smith
Appraiser Name: John Watson
Product Name: URAR (Form 1004 - UAD Compliant)
Assignment Type: Refinance
Appraised Date: 04/11/2014
Sale Price: N/A

Calculated: Five Appraisal Quality Index Factors

Completeness	Accuracy	Value	Property	Market
100	79	50	97	79

Comments

AQI Scoring System

Your compliant appraisal QC solution.



AQM

Deploy the most powerful system
for consistent appraisal quality control.