Benefits for AMCs

How appraisal management companies use
Mercury Network to lower costs and increase service

Mercury Network

Mercury Network

- The experience and stability you can rely on: Used by more than 700 institutions to manage appraisal operations
- Powerful fee panel management and assignment tools
- Compliance tools and automatic audit trails on every transaction for due diligence documentation
- Efficient workflow reduces your manual labor
- Flexible client groups give you new service capabilities
- Live integrations with every major LOS, and we'll add integrations at no charge to you
- Lowest operational cost in the industry
- Experienced and responsive to due diligence requests
- Co-marketing partnership opportunities
- Support: Sales Engineering, Client Relations, plus Integration Teams to tie your technology together

Responsive and innovative:

In the last 12 months, 27 updates and 54 new features were released including:

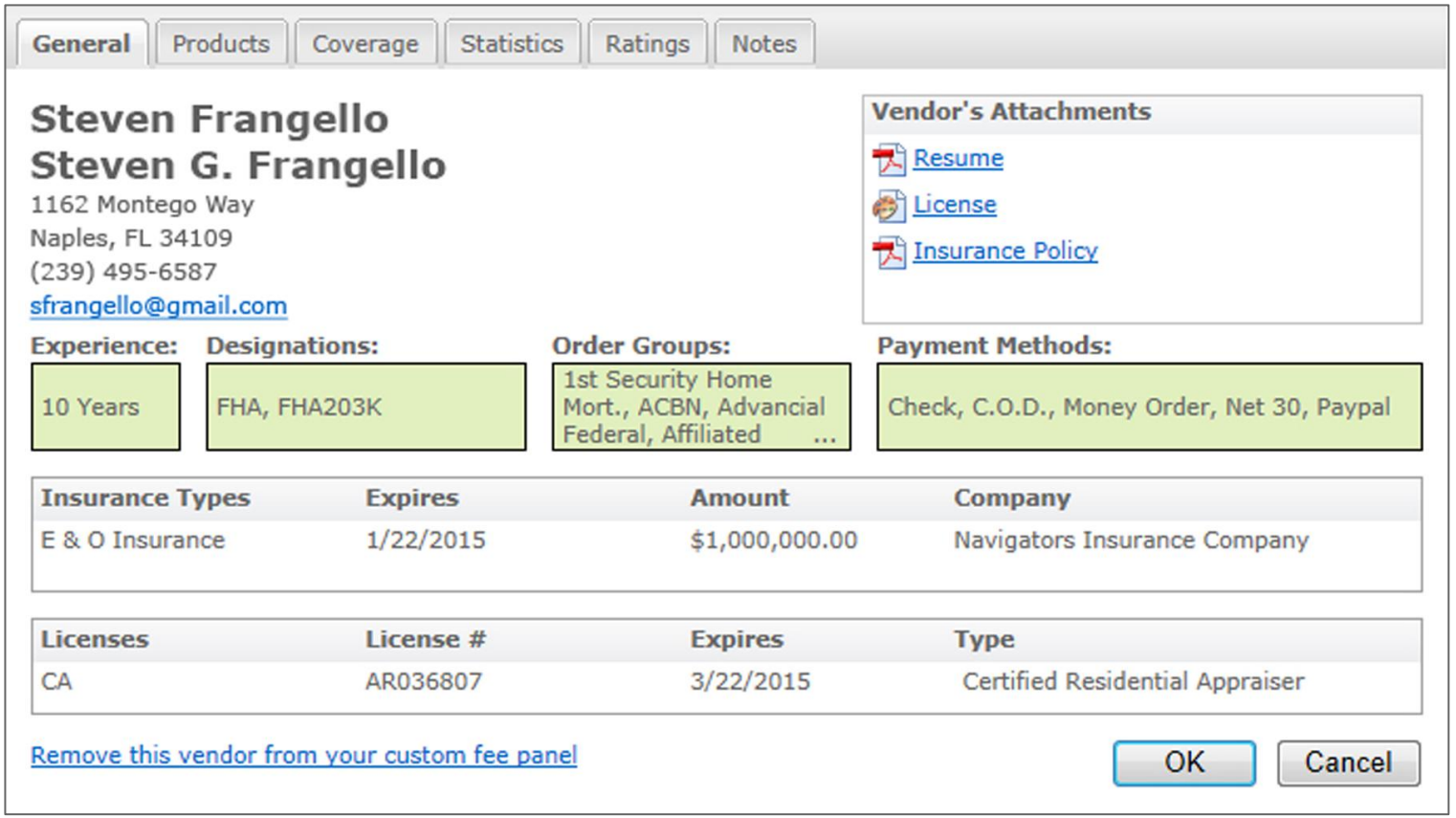
- **Mark orders as paid:** Show orders as paid either individually or via batch upload and automatically share with the vendor to reduce wasted time with payment questions
- **Bulk client invoice updating:** Track your client payments
- **Chat support:** Your staff can now get live help inside Mercury with convenient chat support
- **Commercial bidding:** Issue requests for bids, easily compare bids, notify bidders and manage your commercial appraisal workflow in Mercury

See all the new releases since 2010 here.

Your fee panel

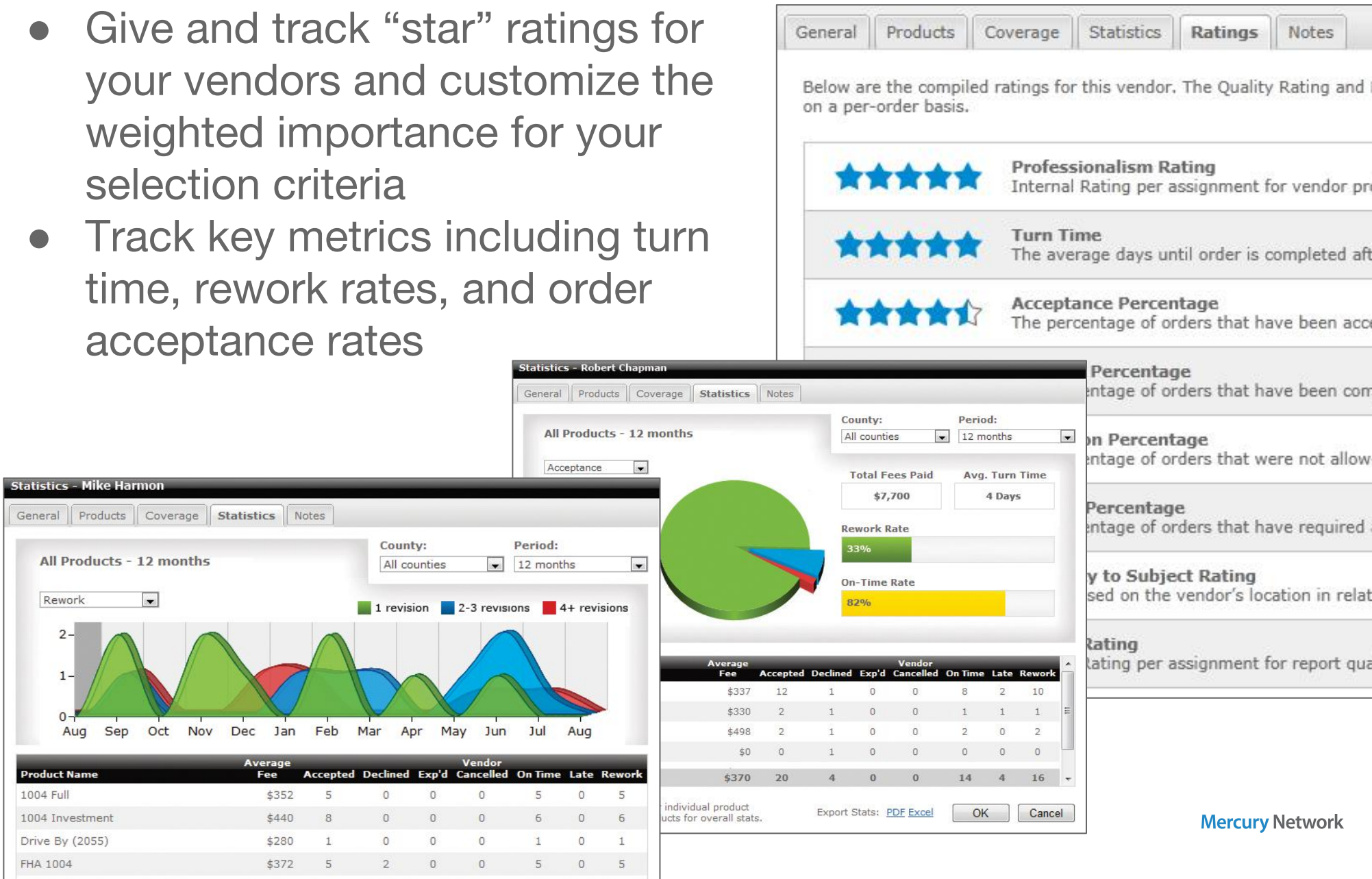
- Import your own vendor list, plus access **more than 30,000** appraiser profiles already on Mercury Network.
- Track each appraiser's license, E&O and documents.

Licenses are checked against the ASC daily.



Vendor ratings and stats

- Give and track “star” ratings for your vendors and customize the weighted importance for your selection criteria
- Track key metrics including turn time, rework rates, and order acceptance rates



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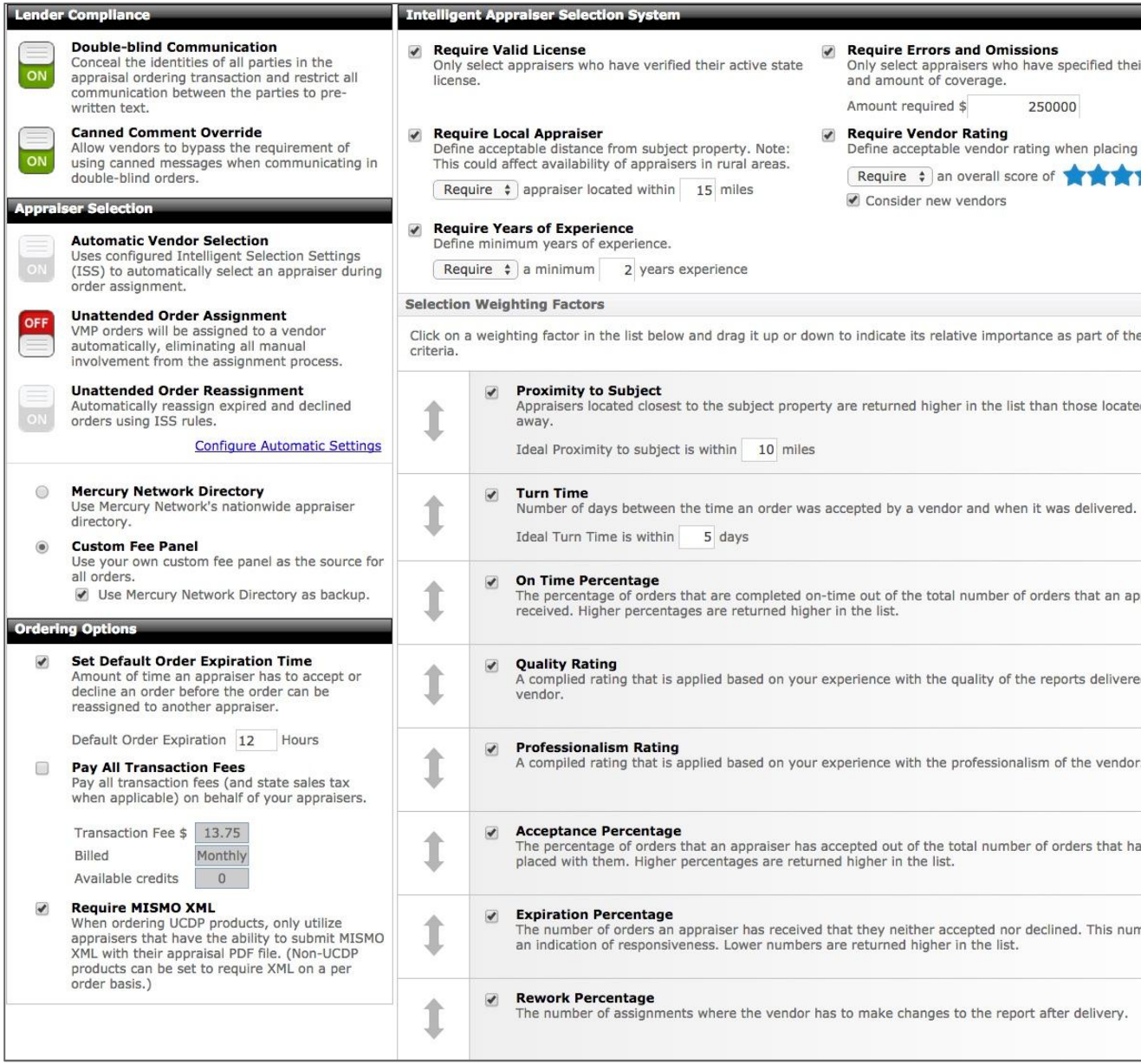
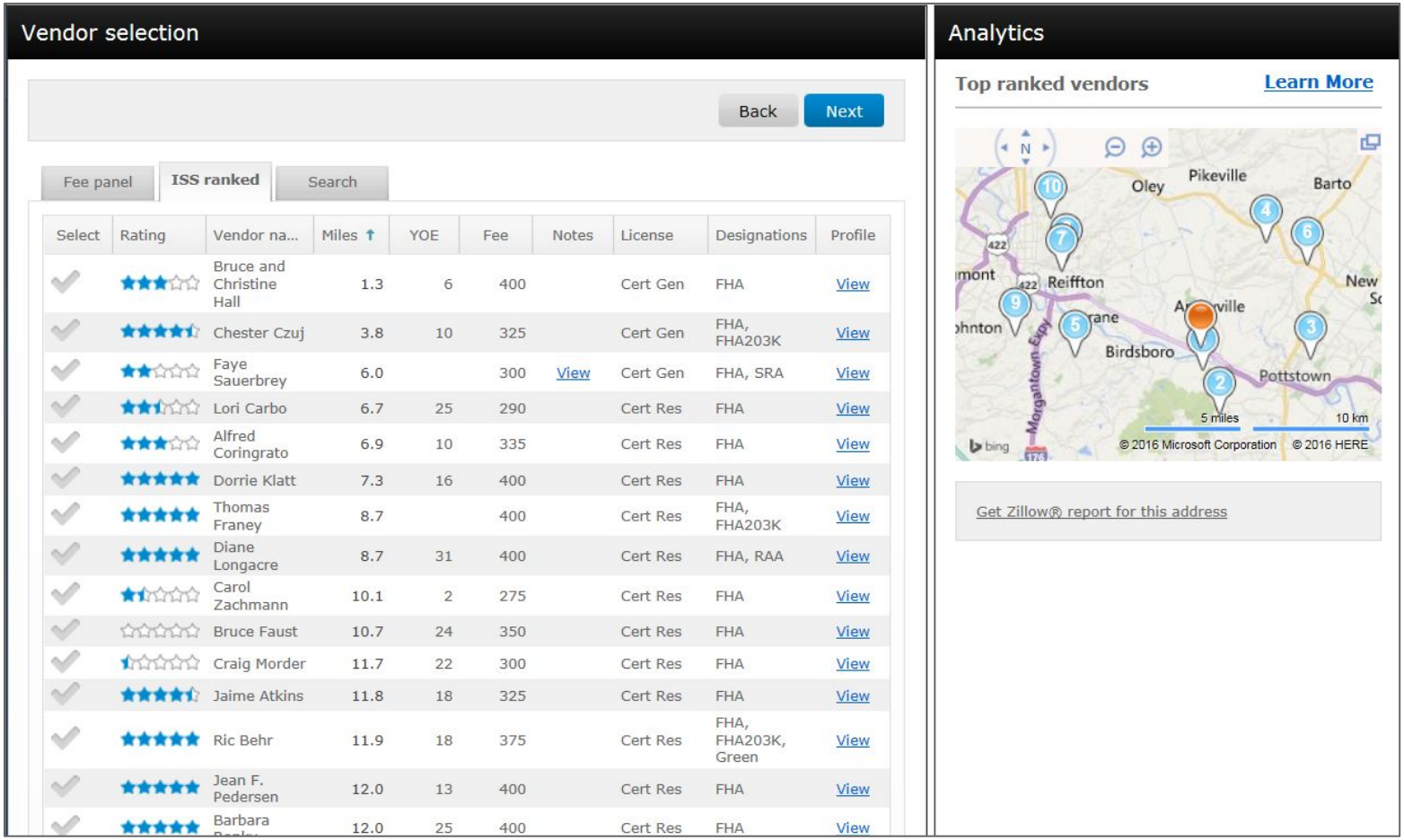
Vendor selection settings

- Customize your selection criteria
- Require or prefer proximity limits, vendor ratings, E&O amounts and more
- Drag and drop to rank your weighting factors, including proximity to subject, turn time, on time percentage, quality rating, professionalism ratings, order acceptance percentages and more



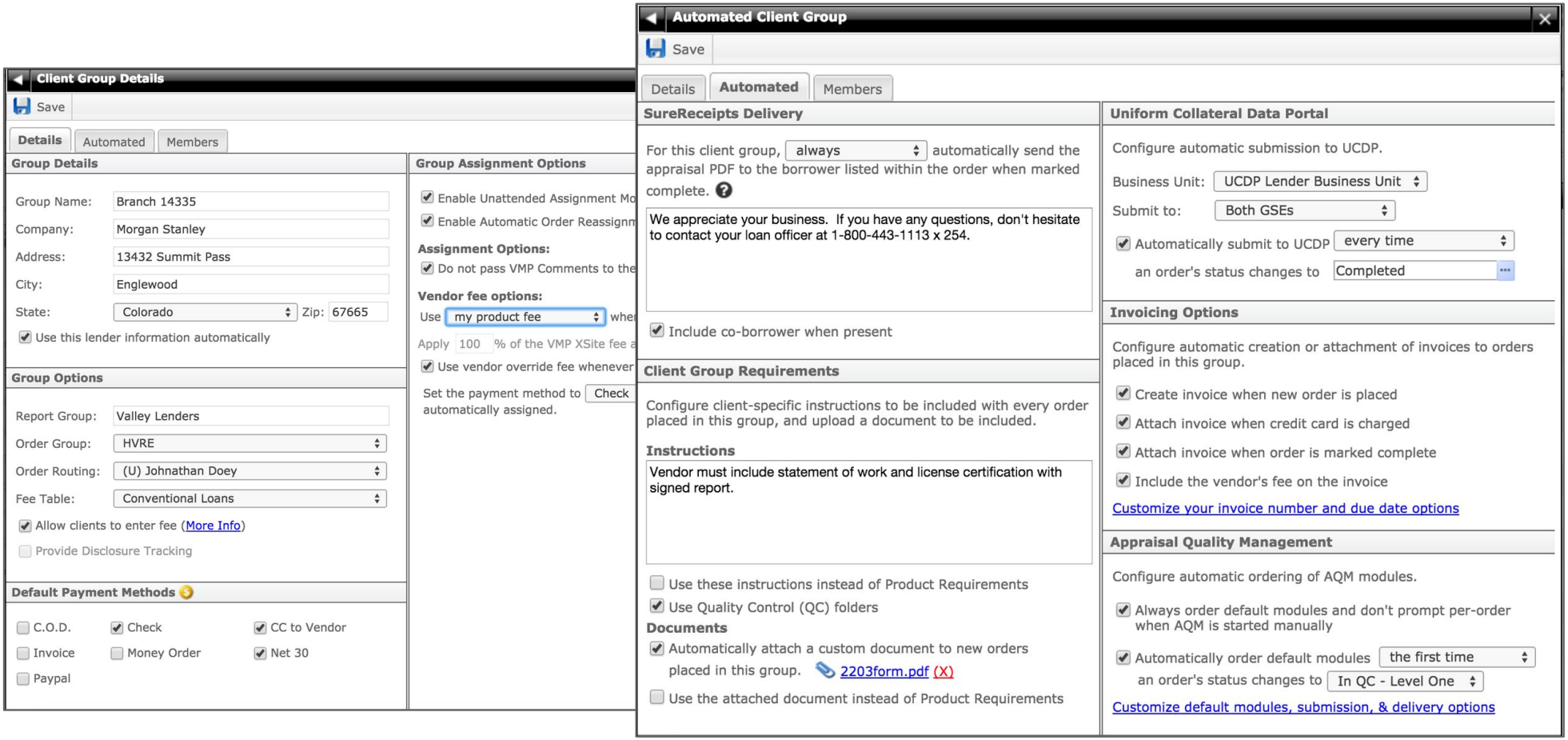
Vendor assignment

The most qualified appraisers (based on your criteria) are displayed along with their details such as years of experience, published fee and proximity to subject.



Client groups

- Endless customization options, down to the per-group basis
- Automate each unit's preferences



Mercury Mobile: Faster turn times from vendors

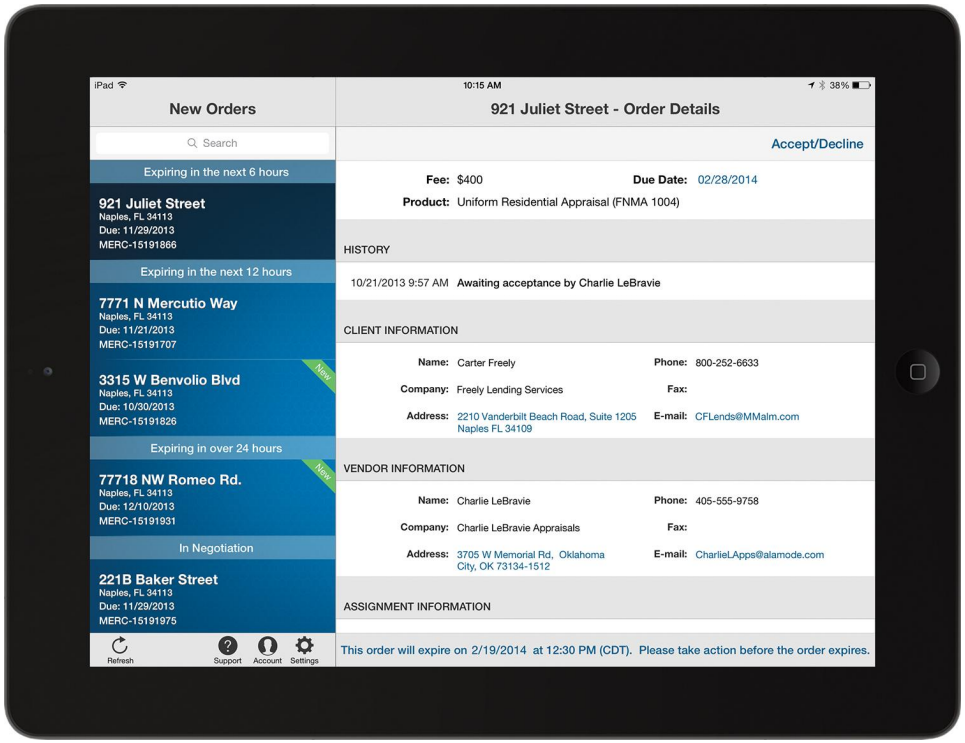
Appraisers manage your orders with our free mobile app.

- 62% faster assignment response times
- Save a full day on completed report turn times

	Mobile	Non-Mobile
Order response	23 minutes	61 minutes
Report turn times	8 days	9 days

ANDROID APP ON Google play

Available on the App Store



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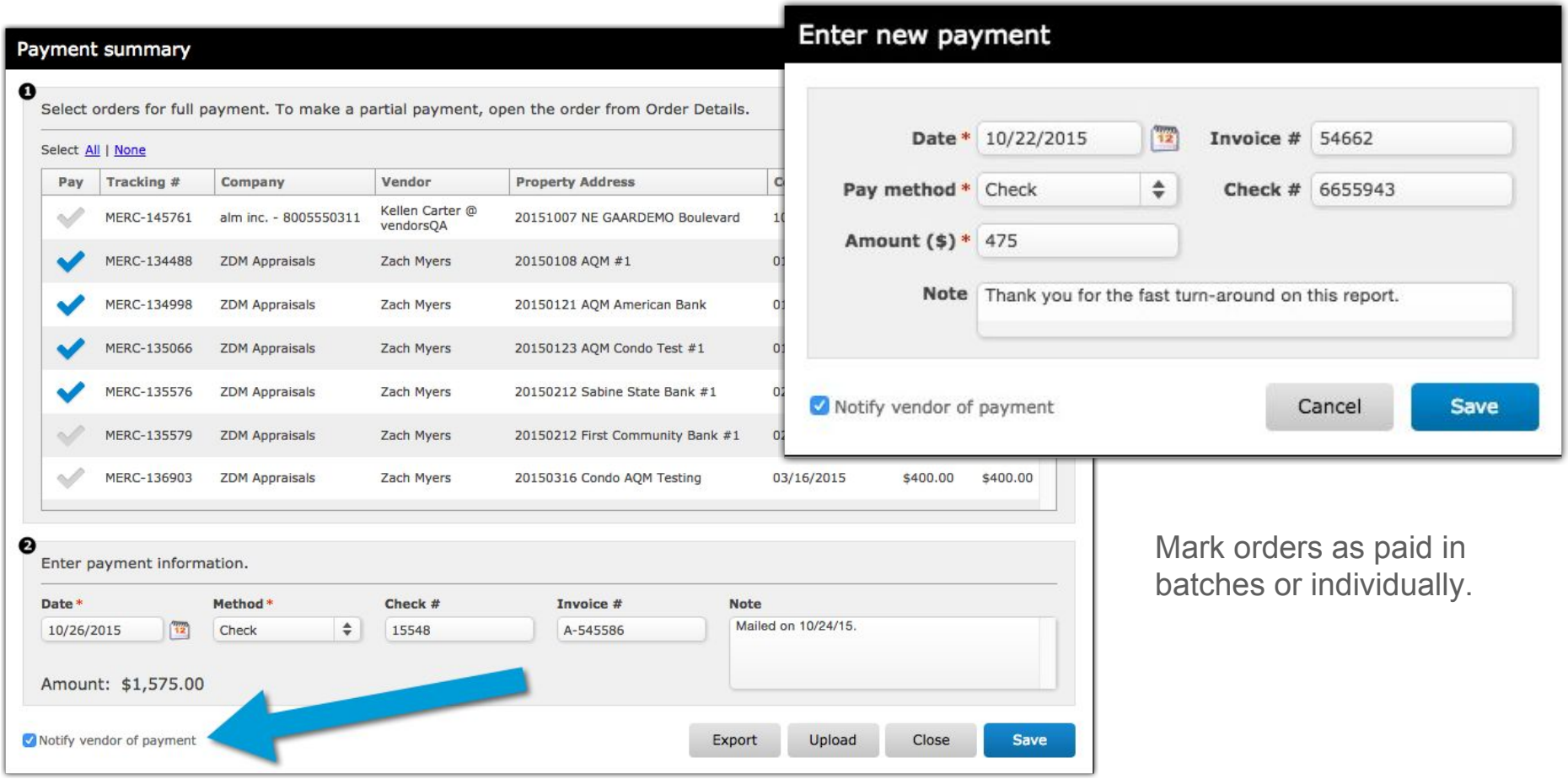
Tracking appraiser payments

- Mark orders as “paid” individually or via batch upload
- Automatically share the details with your appraisers to reduce questions



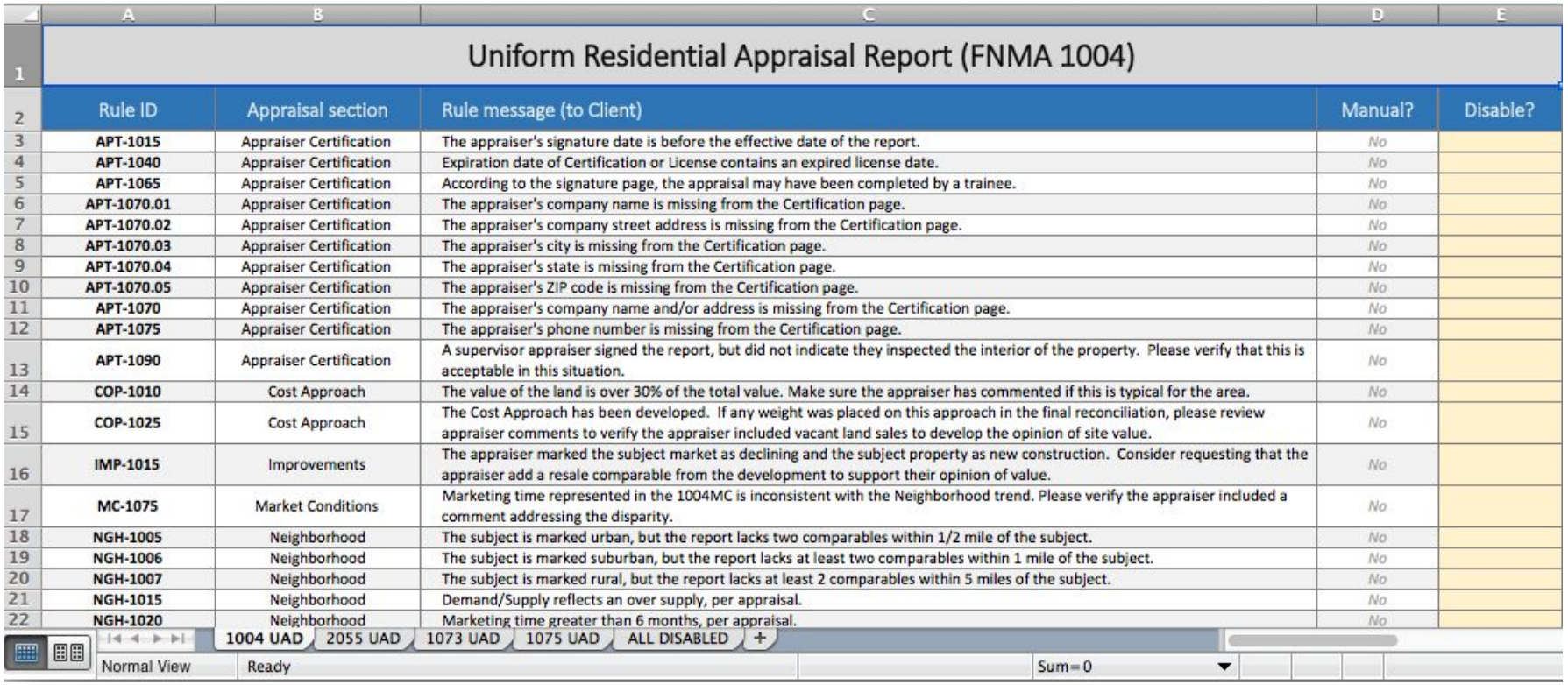
Mark orders as paid in batches or individually.

AQM: QC solution

- AQM – Appraisal Quality Management with Appraisal Quality Index
  - Comprehensive, consistent quality control
  - Customized rule sets
  - Revision request tools
  - Workflow based on your criteria
  - Recorded in audit trail to prove due diligence later
- Real View, Public Records, Core Logic LSAM, FNC GAAR and more coming soon
- More details on AQM [here](#).

QC rule customization

- Full access to the rules allows you to customize your QC process
- Customize/add/remove QC rules for 1004, 2055, 1073 and 1075
- Implementation support to ensure your desired workflow



Uniform Residential Appraisal Report (FNMA 1004)				
Rule ID	Appraisal section	Rule message (to Client)	Manual?	Disable?
APT-1015	Appraiser Certification	The appraiser's signature date is before the effective date of the report.	No	
APT-1040	Appraiser Certification	Expiration date of Certification or License contains an expired license date.	No	
APT-1065	Appraiser Certification	According to the signature page, the appraisal may have been completed by a trainee.	No	
APT-1070.01	Appraiser Certification	The appraiser's company name is missing from the Certification page.	No	
APT-1070.02	Appraiser Certification	The appraiser's company street address is missing from the Certification page.	No	
APT-1070.03	Appraiser Certification	The appraiser's city is missing from the Certification page.	No	
APT-1070.04	Appraiser Certification	The appraiser's state is missing from the Certification page.	No	
APT-1070.05	Appraiser Certification	The appraiser's ZIP code is missing from the Certification page.	No	
APT-1070	Appraiser Certification	The appraiser's company name and/or address is missing from the Certification page.	No	
APT-1075	Appraiser Certification	The appraiser's phone number is missing from the Certification page.	No	
APT-1090	Appraiser Certification	A supervisor appraiser signed the report, but did not indicate they inspected the interior of the property. Please verify that this is acceptable in this situation.	No	
COP-1010	Cost Approach	The value of the land is over 30% of the total value. Make sure the appraiser has commented if this is typical for the area.	No	
COP-1025	Cost Approach	The Cost Approach has been developed. If any weight was placed on this approach in the final reconciliation, please review appraiser comments to verify the appraiser included vacant land sales to develop the opinion of site value.	No	
IMP-1015	Improvements	The appraiser marked the subject market as declining and the subject property as new construction. Consider requesting that the appraiser add a resale comparable from the development to support their opinion of value.	No	
MC-1075	Market Conditions	Marketing time represented in the 1004MC is inconsistent with the Neighborhood trend. Please verify the appraiser included a comment addressing the disparity.	No	
NGH-1005	Neighborhood	The subject is marked urban, but the report lacks two comparables within 1/2 mile of the subject.	No	
NGH-1006	Neighborhood	The subject is marked suburban, but the report lacks at least two comparables within 1 mile of the subject.	No	
NGH-1007	Neighborhood	The subject is marked rural, but the report lacks at least 2 comparables within 5 miles of the subject.	No	
NGH-1015	Neighborhood	Demand/Supply reflects an over supply, per appraisal.	No	
NGH-1020	Neighborhood	Marketing time greater than 6 months, per appraisal.	No	

Robust integrations

Mercury Network supports more than 190 active integrations with third party applications. If you need it, we'll build it.
Visit www.MercuryVMP.com/Integrations for more.

Mercury experience

More than 700 lenders and AMCs rely on Mercury Network to **power more than 10,000 appraisals a day.**

Plus many more… Visit www.MercuryVMP.com/Partners.

Implementation strategy

- Full project plan
- On-site visit to migrate your systems
- Full accounting migration
- Speed of rollout is determined by the AMC
- Dedicated implementation support
- Dedicated account manager assigned to you after successful implementation
- Live chat inside Mercury for instant help
- Live, expert toll-free help available for you and your vendors from 7-7 CST, with on-call support for holidays and weekends