



CoreLogic®

Automated Appraisal Review

Shorter review time. Higher appraisal quality.

RealView User Guide

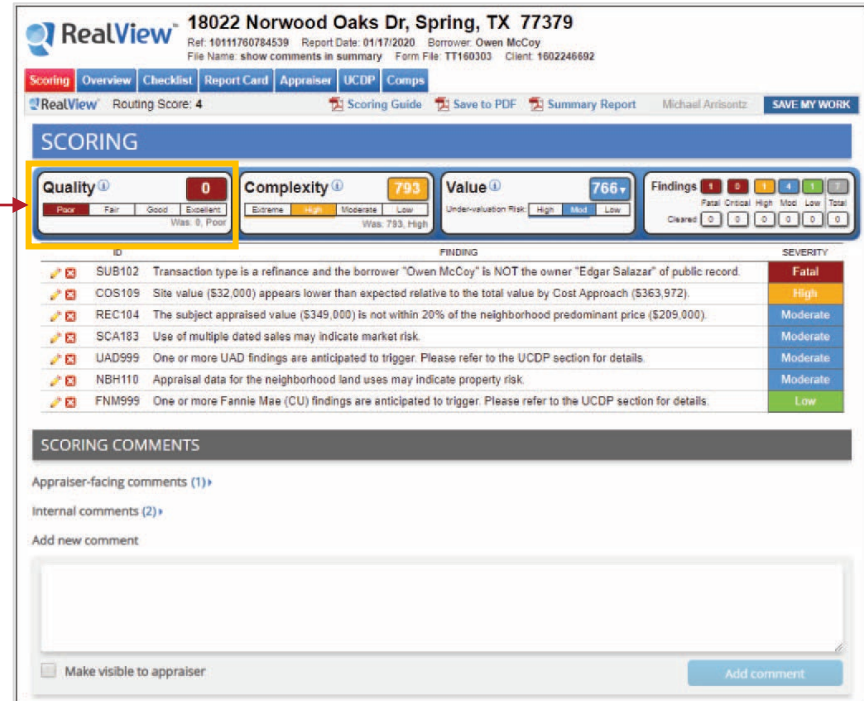
Learn how you can achieve fast analysis, up-to-date compliance assessment, and advanced insights.

User Guide



Scoring

- The RealView *Scoring* page is an at-a-glance view of potential issues that impact the quality of an appraisal report. It is not meant to replace the reviewer. Instead, it proactively brings issues to the reviewer's attention, eliminating the need to review the appraisal line by line. The RealView *Scoring* section is proprietary to CoreLogic and is not customizable.
- There are three scores provided for RealView orders: **Quality**, **Complexity**, and **Value**.
 - The **Quality** Score is where we look at compliance, credibility and completeness.
 - **Compliance**
The appraisal is checked against published guidelines including:
 - UAD
 - USPAP
 - GSE
 - **Credibility**
Looks at the methodologies and techniques used by the appraiser as compared to industry best practices.
 - **Completeness**
This is where RealView makes sure all of the boxes are checked, all of the "i's" are dotted and the "t's" crossed.
 - The scoring range is from 0-1000.
 - Excellent is 801-1000
 - Good is 501-800
 - Fair is 201-500
 - Poor is 0-200



RealView 18022 Norwood Oaks Dr, Spring, TX 77379
 Ref: 10111760784539 Report Date: 01/17/2020 Borrower: Owen McCoy
 File Name: show comments in summary Form File: TT160303 Client: 1602246692

Scoring Overview Checklist Report Card Appraiser UCDP Comps
 RealView Routing Score: 4 Scoring Guide Save to PDF Summary Report Michael Anisontz SAVE MY WORK

SCORING

Quality 0
 Poor Fair Good Excellent
 Was: 0, Poor

Complexity 793
 Extreme High Moderate Low
 Was: 793, High

Value 766
 Under-valuation Risk: High Med Low

Findings 1 2 3 4 5 6 7 8 9 10
 Pass Critical High Med Low Total
 Cleared 0 0 0 0 0 0

ID	FINDING	SEVERITY
SUB102	Transaction type is a refinance and the borrower "Owen McCoy" is NOT the owner "Edgar Salazar" of public record.	Fatal
COS109	Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972).	High
REC104	The subject appraised value (\$349,000) is not within 20% of the neighborhood predominant price (\$209,000).	Moderate
SCA183	Use of multiple dated sales may indicate market risk.	Moderate
UAD999	One or more UAD findings are anticipated to trigger. Please refer to the UCDP section for details.	Moderate
NBH110	Appraisal data for the neighborhood land uses may indicate property risk.	Moderate
FNM999	One or more Fannie Mae (CU) findings are anticipated to trigger. Please refer to the UCDP section for details.	Low

SCORING COMMENTS

Appraiser-facing comments (1)»

Internal comments (2)»

Add new comment

Make visible to appraiser Add comment

Scoring (continued)

- The **Complexity** score looks at how difficult the assignment is. Is it a rural property on acreage, or a cookie-cutter property in a suburban neighborhood?

- The complexity scoring range is also from 0-1000.
 - Low complexity is 951-1000
 - Moderate complexity is 801-950
 - High complexity is 501-800
 - Extreme complexity is 0-500

- The **Value** score measures how close the appraised value is to the estimated market value of the subject property. There are three levels (low, moderate, and high) and it will tell you if there is an over-valuation or under-valuation risk.

- There are 5 levels of severity for the findings box: they are low, moderate, high, critical and fatal.
- You can access the appraisal report by clicking on the **blue bar** at the bottom of the screen, which is always visible. You can also launch the appraisal into a new browser by clicking on the arrow.



RealView 18022 Norwood Oaks Dr, Spring, TX 77379
 Ref: 10111760784539 Report Date: 01/17/2020 Borrower: Owen McCoy
 File Name: show comments in summary Form File: TT160303 Client: 1602246692

Scoring Overview Checklist Report Card Appraiser UCDP Comps

RealView Routing Score: 4 Scoring Guide Save to PDF Summary Report Michael Arisortz SAVE MY WORK

SCORING

Quality 0	Complexity 793	Value 766	Findings 0 1 2 3 4 5
Place: Fair Good Excellent Was: 0 Poor	Extreme High Moderate Low Was: 793 High	Under-valuation Risk: High Med Low	Rate: Critical High Med Low Total Checked: 0 0 0 0 0

ID	FINDING	SEVERITY
SUB102	Transaction type is a refinance and the borrower "Owen McCoy" is NOT the owner "Edgar Salazar" of public record.	Fatal
COS109	Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972).	High
REC104	The subject appraised value (\$349,000) is not within 20% of the neighborhood predominant price (\$209,000).	Moderate
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FNM999	One or more Fannie Mae (CU) findings are anticipated to trigger. Please refer to the UCDP section for details.	Low

SCORING COMMENTS

Appraiser-facing comments (1)»

Internal comments (2)»

Add new comment

Make visible to appraiser

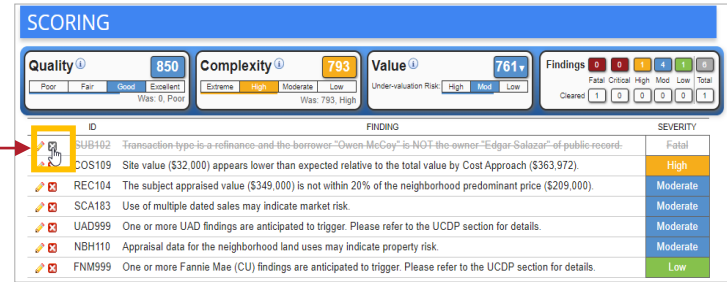
Add comment

[Original Appraisal](#)

Scoring (continued)

Clearing a scoring rule

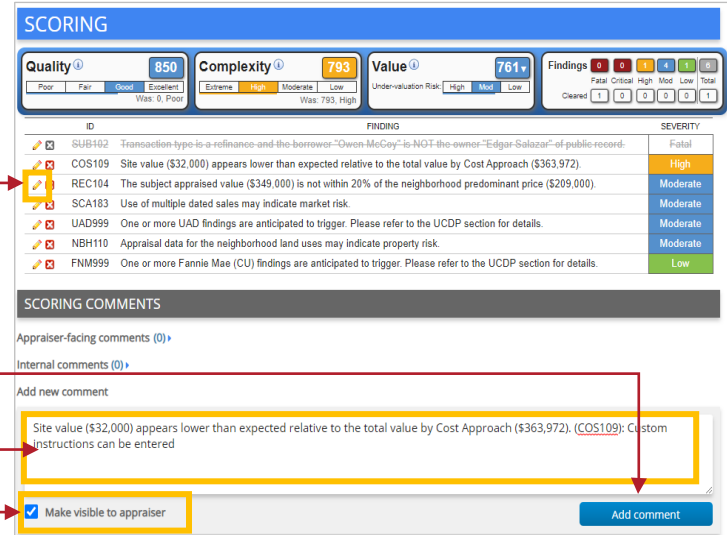
1. If you choose to disregard a scoring rule because it isn't deemed an issue, click the **x icon** next to the rule to strike it out. This will automatically recalibrate the scores shown above.



ID	FINDING	SEVERITY
SUB102	Transaction type is a refinance and the borrower "Owen McCoy" is NOT the owner "Edgar Salazar" of public record.	Fatal
COS109	Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972).	High
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SCA183	Use of multiple dated sales may indicate market risk.	Moderate
UAD999	One or more UAD findings are anticipated to trigger. Please refer to the UCDP section for details.	Moderate
NBH110	Appraisal data for the neighborhood land uses may indicate property risk.	Moderate
FNM999	One or more Fannie Mae (CU) findings are anticipated to trigger. Please refer to the UCDP section for details.	Low

Sending a scoring rule as a revision request

1. If you want to send a scoring rule as a revision request to the appraiser, click the **pencil icon** next to the rule. The rule will appear in the comment box below. You can customize the revision request verbiage by typing in the comment field.
2. Check **Make visible to appraiser** to make it appraiser-facing. Otherwise, it will only show internally to reviewers.
3. Click **Add comment** to save your comment.
4. All revision items, including appraiser-facing comments, will be sent to the appraiser once you click **Save and send revisions** within the *Checklist* section.



ID	FINDING	SEVERITY
SUB102	Transaction type is a refinance and the borrower "Owen McCoy" is NOT the owner "Edgar Salazar" of public record.	Fatal
COS109	Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972).	High
REC104	The subject appraised value (\$349,000) is not within 20% of the neighborhood predominant price (\$209,000).	Moderate
SCA183	Use of multiple dated sales may indicate market risk.	Moderate
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FNM999	One or more Fannie Mae (CU) findings are anticipated to trigger. Please refer to the UCDP section for details.	Low

SCORING COMMENTS

Appraiser-facing comments (0) ▶

Internal comments (0) ▶

Add new comment

Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972). (COS109): Custom instructions can be entered

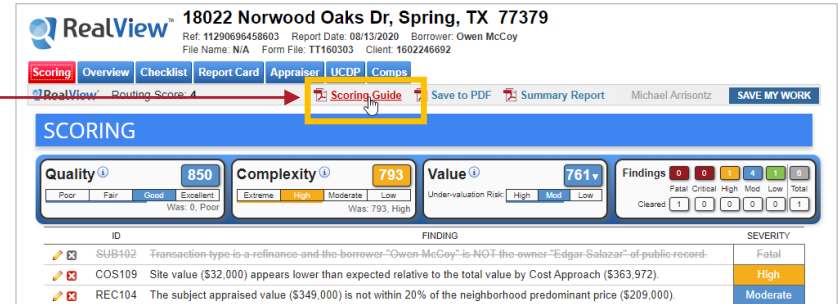
Make visible to appraiser

Add comment

Scoring (continued)

Accessing the scoring guide PDF

1. Click the **Scoring Guide** link above the scoring section to download a PDF version of the scoring guide.



RealView 18022 Norwood Oaks Dr, Spring, TX 77379
Ref: 11290696458603 Report Date: 08/13/2020 Borrower: Owen McCoy
File Name: N/A Form File: TT160303 Client: 1602246692

Scoring Overview Checklist Report Card Appraiser UCDP Comps
Scoring Guide Save to PDF Summary Report Michael Arisontz SAVE MY WORK

SCORING

Quality 850 Poor Fair Good Excellent Was: 0, Poor	Complexity 793 Extreme High Moderate Low Was: 793, High	Value 761 Under-valuation Risk: High Mod Low	Findings Fatal Critical High Mod Low Total Cleared 1 0 0 0 0 1
--	--	--	---

ID	FINDING	SEVERITY
SUB102	Transaction-type-is-a-refinance-and-the-borrower-"Owen-McCoy"-is-NOT-the-owner-"Edgar-Salazar"-of-public-record.	Fatal
COS109	Site value (\$32,000) appears lower than expected relative to the total value by Cost Approach (\$363,972).	High
REC104	The subject appraised value (\$349,000) is not within 20% of the neighborhood predominant price (\$209,000).	Moderate

Appraisal Summary

- The **Appraisal Summary** data located below the scoring information is about the appraisal itself.
 - You can see owner, occupancy, lender, form type, appraisal date, assignment type, location, and more.
- The **Public Record Analysis** is available for those using MLS + Public Record data in their RealView reports. Here you can see the last sale date, sale price, the average and median price for the area, foreclosure activity and distance range for comparable sales.
- On the right-hand side you'll see the **Appraised Value**, the contract price if it is a purchase, the predominant value for the area and a low to high value range.
- In the **Bracketing** section, you will see how well the appraiser was able to accomplish bracketing. The subject property info is on the left and the comparable range is on the right. The green check marks indicate that the subject property is within the comparable range. A red X means that the subject is outside of the comparable range.
- The last section is the **Alert Summary**. This is a snapshot of each of the RealView tabs. The blue links are all navigational links to the *Checklist*, *Scoring*, *Report card*, *Appraiser*, *UCDP* and the *Comparable Sales* tabs.

Appraisal Summary		
Borrower	Owen McCoy	
Owner	Edgar Salazar	
Occupancy	Owner	
Lender	Mortgage Services	
Form Type	1004_05uad	
Appraisal Date	03/03/2016	
Assignment	Refinance	
Location	Suburban	
Built-Up	Over 76%	
Demand/Supply	In Balance	
Marketing Time	Under 3 mths	
Property Values	Stable	

Public Record Analysis		
SUBJECT PROPERTY		
Last Sale	\$257,431 on 05/04/2009	
Price/Sqft	\$61 based on 4,244 sqft	
NEARBY SALES		
Average Price	\$379,991 (\$93 / sqft)	
Price Range	\$118,750 - \$647,805	
Median Price	\$376,260	
Foreclosure:Sales	10.40 (20%)	
Distance Range	0.1 - 0.84	

Appraised Value		
Appraised Value	\$348,000	Variance %
Contract Price	N/A	N/A
AVM Value	Order AVM	
Predom Value (1-Unit Housing)	\$209,000	-40.11%
Low-High Value (1-Unit Housing)	\$120,000 - \$480,000	

Bracketing		
Year Built	Subject	Comparable Range
2008	<input checked="" type="checkbox"/>	2006 - 2009
Unadjusted Sales Price	\$349,000 <input checked="" type="checkbox"/>	\$345,000 - \$410,000
Adjusted Sales Price	\$349,000 <input checked="" type="checkbox"/>	\$347,500 - \$368,974
GLA(sqft)	4,255 <input checked="" type="checkbox"/>	3,582 - 4,268
Quality Rating	Q3 <input checked="" type="checkbox"/>	Q3 - Q3
Condition Rating	C4 <input checked="" type="checkbox"/>	C4 - C4

Alert Summary		
Client Checklist	Appraiser	
Pass	110	Appraiser Alert Yes
Actn req'd	5	Public Notices 0
Revision	2	
Unspecified	19	Appraisal Comps
		Scores 79,84,79,67,N/A,N/A
Scoring	My Property Database 0	
Key Findings	7	UCDP
Report Card	UAD Fatalis 0	
Omissions	4	UAD Warnings 2
Discrepancies	0	FNM Warnings 1
1004MC	0	Other Hard/Soft Stops 1
Public Records	1	

Appraisal Summary (continued)

View the public record analysis

If public record data isn't shown in your RealView report by default, you can click the **Platinum** button next to the *Public Record Analysis* header. This button is only available if your account supports ordering public record data.

This feature isn't currently available in the Mercury Network platform.

Appraisal Summary

Borrower	Owen McCoy
Owner	Edgar Salazar
Occupancy	Owner
Lender	Mortgage Services
Form Type	1004_05uad
Appraisal Date	03/03/2016
Assignment	Refinance
Location	Suburban
Built Up	Over 75%
Demand/Supply	In Balance
Marketing Time	Under 3 mths
Property Values	Stable

Public Record Analysis

Add Data & Analytics: Platinum

SUBJECT PROPERTY	
Last Sale	
Price/Sqft	
NEARBY SALES	
Average Price	
Price Range	
Median Price	
Foreclosure: Sales	
Distance Range	

Appraised Value	\$349,000	Variance %
Contract Price	N/A	N/A
AVM Value	Order AVM	
Predom Value (1-Unit Housing)	\$209,000	-40.11%
Low-High Value (1-Unit Housing)	\$120,000 - \$480,000	

Bracketing	Subject	Comparable Range
Year Built	2008 <input checked="" type="checkbox"/>	2006 - 2009
Unadjusted Sales Price	\$349,000 <input checked="" type="checkbox"/>	\$345,000 - \$410,000
Adjusted Sales Price	\$349,000 <input checked="" type="checkbox"/>	\$347,500 - \$368,974
GLA(sqft)	4,255 <input checked="" type="checkbox"/>	3,582 - 4,268
Quality Rating	Q3 <input checked="" type="checkbox"/>	Q3 - Q3
Condition Rating	C4 <input checked="" type="checkbox"/>	C4 - C4

Alert Summary

Client Checklist		Appraiser	
Pass	110	Appraiser Alert	Yes
Actn req'd	6	Public Notices	0
Revision	0	Appraisal Comps	
Unspecified	20	Scores	79,84,79,67,N/A,N/A
		My Property Database	2
Scoring		UCDP	
Key Findings	7	UAD Fatafs	0
Report Card		UAD Warnings	2
Omissions	4	Discrepancies	0
Discrepancies	0	FNM Warnings	1
1004MC	0	Other Hard/Soft Stops	1
Public Records	0		

Appraisal Summary (continued)

Identify alerts within the *Alerts Summary*

- Clicking on an alerts category or count will quickly navigate you to that section of the RealView report.

Alert Summary		Appraiser	
Client Checklist		Appraiser Alert	Yes
Pass	110	Public Notices	0
Actn req'd	6	Appraisal Comps	
Revision	0	Scores	79,84,79,67,N/A,N/A
Unspecified	20	My Property Database	2
Scoring		UCDP	
Key Findings	7	UAD Fatals	0
Report Card		UAD Warnings	2
Omissions	4	FNM Warnings	1
Discrepancies	0	Other Hard/Soft Stops	1
1004MC	0		
Public Records	0		

Appraisal Review Checklist

- This section is where you will perform the bulk of the review. RealView offers an out-of-the-box ruleset that analyzes the report for common issues. The goal is to ensure that your automated review is surfacing appraisal risk factors as effectively as a human would. If you would benefit from additional rules, please notify your Account Manager or your Sales Application Engineer at Mercury Network.
- By default, your account is set to show rules that were marked *Action Required* and *Unspecified*.
 - *Action Required* means an issue was identified and you need to take a closer look at it.
 - *Unspecified* rules are manual rules which cannot be automated.
 - *Pass* means no issues were identified. You can view passed rules by selecting that option in the checklist filters. They're hidden by default so you can focus on rules that need your attention.

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services Borrower Owen McCoy Appr. value \$349,000 Loan #

Pass	Actn req'd	Revision	#	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1586	<p>Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).</p> <p><i>Section: Subject</i></p> <p>Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar</p> <p>Internal comments</p> <p><input type="text" value="Enter new comment"/></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1221	<p>The borrower's and/or co borrower's first and last names are not included or do not match the order.</p> <p><i>Section: Subject</i></p> <p>Borrower Name: Owen McCoy Order Borrower Name: Order Coborrower Name:</p> <p>Internal comments</p> <p><input type="text" value="Enter new comment"/></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1798	<p>The county field is not text only (no FIPS codes are allowed) or county name differs from the order.</p> <p><i>Section: Subject</i></p> <p>County: Harris Order County:</p>

Appraisal Review Checklist (continued)

- You can mark a rule as a revision and enter a comment for the appraiser. You can also use a QuickList, which allows you to enter commonly used comments to eliminate repetitive typing.
- RealView provides the rule and supporting details (which is taken directly from the appraisal report) for each rule. If the RealView report was ordered via Mercury Network, the appraisal data will be compared to the order data, and discrepancies will be marked *Action Required*.
- If a rule is marked *Action Required*, the reviewer or underwriter can see how the info was displayed in the report, enter a comment instructing the appraiser about a revision, or mark the rule as *Pass*.
- Once you have gone through the items on the checklist, you have a final spot to view and edit all of your comments and instructions before sending the revision request to the appraiser. These comments and revision request instructions will be noted in the audit trail within the Mercury Network order.

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services
 Borrower Owen McCoy
 Appr. value \$349,000
 Loan #

Pass	Actn req'd	Revision	#		+ Expand all	- Collapse all		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply). Section: Subject Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar Internal comments <input type="text" value="Enter new comment"/>				
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order. Section: Subject Borrower Name: Owen McCoy Order Borrower Name: Order Coborrower Name: Internal comments <input type="text" value="Enter new comment"/>				
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order. Section: Subject County: Harris Order County:				

Appraisal Review Checklist (continued)

Understanding a rule's components

- **Rule ID:** The unique identifier for a rule
- **Rule Description:** A summary of the rule
- **Rule Section:** The category that a rule is assigned, which is typically an appraisal section
- **Rule Instructions:** Recommended instructions for the reviewer when reviewing a rule
- **Supporting Details:** Information typically pulled from the appraisal report and/or order that supports the rule

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services Borrower Owen McCoy Appr. value \$349,000 Loan #

Pass	Actn req'd	Revision	#	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="button" value="Revision"/>	1586	<p>Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).</p> <p>Section: Subject</p> <p>Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar</p> <p>Internal comments</p> <p><input type="text" value="Enter new comment"/></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="button" value="Revision"/>	1221	<p>The borrower's and/or co borrower's first and last names are not included or do not match the order.</p> <p>Section: Subject</p> <p>Borrower Name: Owen McCoy Order Borrower Name: Order Coborrower Name:</p> <p>Internal comments</p> <p><input type="text" value="Enter new comment"/></p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="button" value="Revision"/>	1798	<p>The county field is not text only (no FIPS codes are allowed) or county name differs from the order.</p> <p>Section: Subject</p> <p>County: Harris Order County:</p>

Appraisal Review Checklist (continued)



Use checklist filters to change which rules are shown

- When your RealView report is generated, the checklist section will only show *Passed* or *Unspecified* rules by default.
- If you prefer to see all checklist rules by default, regardless of the disposition then we can configure your account this way. Contact us at 1-800-900-4954 to update your account settings.
- You can override checklist filters manually by clicking the **filter icon** and selecting one or more options.
 - **All:** Show all rules.
 - **Passed:** Show rules with a *Pass* disposition.
 - **Actn Req'd:** Show rules with an *Action Required* disposition.
 - **Revision:** Show rules with a *Revision* disposition.
 - **Cleared:** Show rules that initially fired as *Action Required* but was changed to *Pass*.
 - **Unspecified:** Show rules with an *Unspecified* disposition.

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services
Borrower Owen McCoy
Appr. value \$349,000
Loan #

Pass	Actn req'd	Revision	#	Description	+ Expand all	- Collapse all		
✓	✗	!	1586	Assignment type is Refinance and the owner of public r... type is purchase, no flag will apply.				
				Section: Subject				
				Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar				

All (136)
✗ Unspecified (20)

Passed (110)
 Actn req'd (6)
 Revision (0)
 Cleared (0)

Appraisal Review Checklist (continued)

Understanding rule dispositions

- There are four rule dispositions:
 - **Pass:** No issues were detected so you do not need to act.
 - **Action Required:** An issue was detected and needs your attention.
 - **Revision:** Rules that require attention by the appraiser. You will set a rule to this disposition once you determine an issue needs to be addressed.
 - **Unspecified:** If a rule is manual then you will always set the disposition yourself. If a rule is marked as *Unspecified*, that indicates an issue could not be determined. This will require you to manually set the disposition.

- Auto-pass of rules based on prior reviews
 - Your account can be configured in a way that, if you're reviewing multiple iterations of an appraisal, setting a manual rule as *Pass* during one review results in it automatically passing in subsequent reviews. Contact us at 1-800-900-4954 to update your account settings.
 - Your account can also be configured to automatically pass automated rules if you set a rule as *Pass* in a prior review. This will apply if the supporting details for the rule have not changed. Contact us at 1-800-900-4954 to update your account settings.

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

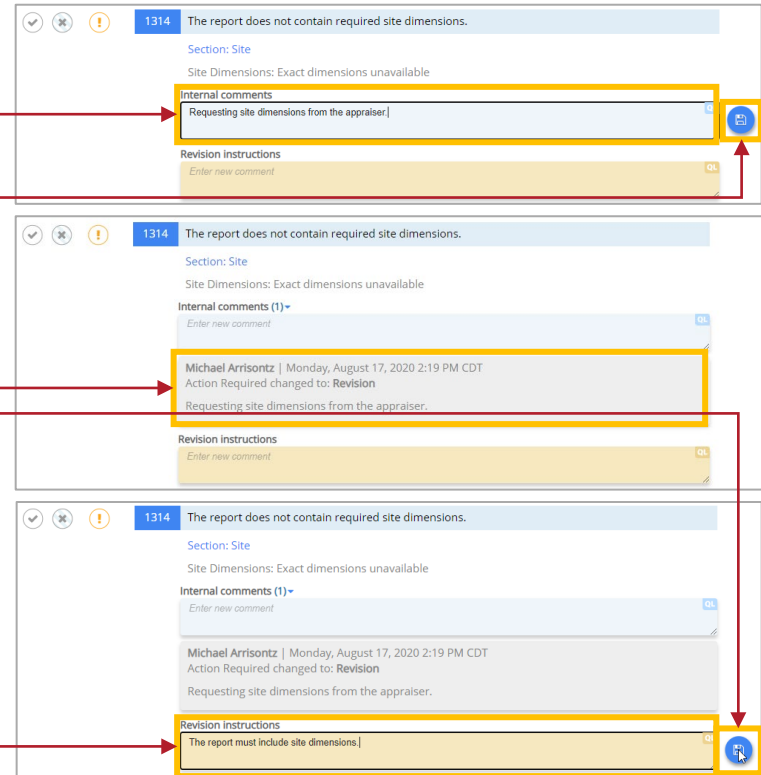
Client Mortgage Services
 Borrower Owen McCoy
 Appr. value \$349,000
 Loan #

Pass	Actn req'd	Revision	#	
✓	✗	!	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply). Section: Subject Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar Internal comments <input type="text"/>
✓	✗	!	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order. Section: Subject Borrower Name: Owen McCoy Order Borrower Name: Order Coborrower Name: Internal comments <input type="text"/>
✓	✗	!	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order. Section: Subject County: Harris Order County:

Appraisal Review Checklist (continued)

Internal vs External comments

- You can choose to enter an internal comment for any rule in your QC checklist. To do so, type your comment in the *Internal comments* field and click the **save icon** next to the field or click the **Save My Work button** at the top of the RealView report.
 - Once your comment has been saved, it will appear below the comment field and is part of the order's audit trail.
- If you set a rule as *Revision*, you can enter an appraiser-facing comment by typing your comment in the *Revision instructions* field. Then, click the **save icon** next to the field or click the **Save My Work button** at the top of the RealView report.



The image displays three sequential screenshots of a QC checklist rule (ID 1314) titled "The report does not contain required site dimensions." The rule is associated with the "Site" section and the message "Site Dimensions: Exact dimensions unavailable".

Top Screenshot: Shows the initial state with an empty "Internal comments" field containing the placeholder text "Requesting site dimensions from the appraiser|". A yellow box highlights this field and its "save" icon. Below it is the "Revision instructions" field with the placeholder "Enter new comment". A "Save My Work" button is visible at the top right.

Middle Screenshot: Shows the "Internal comments" field populated with a comment from "Michael Arrisontz" dated "Monday, August 17, 2020 2:19 PM CDT". The comment text is "Action Required changed to: Revision" and "Requesting site dimensions from the appraiser.". A yellow box highlights this comment block.

Bottom Screenshot: Shows the "Revision instructions" field populated with the text "The report must include site dimensions |". A yellow box highlights this field and its "save" icon. The "Internal comments" field from the previous screenshot is visible above it.

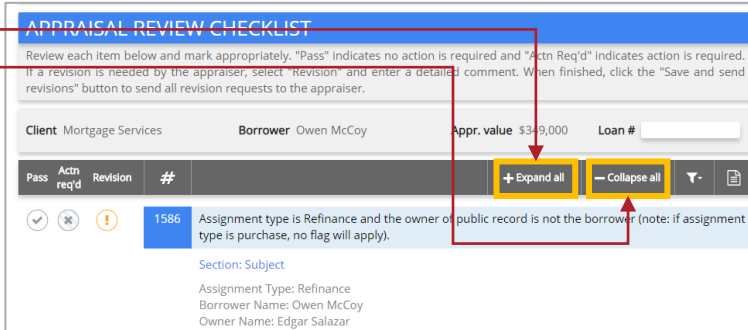
Appraisal Review Checklist (continued)

Expand and collapse comments

You can click the **Expand all** button at the top of the checklist to show all comments or the **Collapse all** button to collapse all comments. This does not hide rules from the PDF, revision requests, or checklist summary.

View comments from prior reviews

If you review multiple iterations of an appraisal and would like view internal comments from a prior review, we can configure your account this way. Contact us at 1-800-900-4954 to update your account settings.



APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services Borrower Owen McCoy Appr. value \$349,000 Loan #

Pass	Actn req'd	Revision	#	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply). Section: Subject Assignment Type: Refinance Borrower Name: Owen McCoy Owner Name: Edgar Salazar

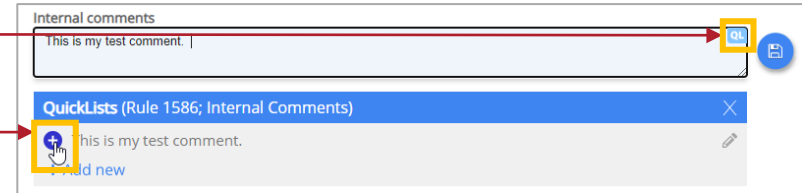
Appraisal Review Checklist (continued)

QuickLists

- QuickLists are pre-configured comments that can be used to add commonly used phrases or sentences in revision requests to the appraiser or in internal comments. Each rule can have its own set of these “canned” comments. Quicklists greatly reduce miscommunication and back and forth between vendor and reviewer.
 - These are pre-set by your Account Admin. Reviewers can also make changes to QuickLists if your account is configured to allow it.

Using QuickLists

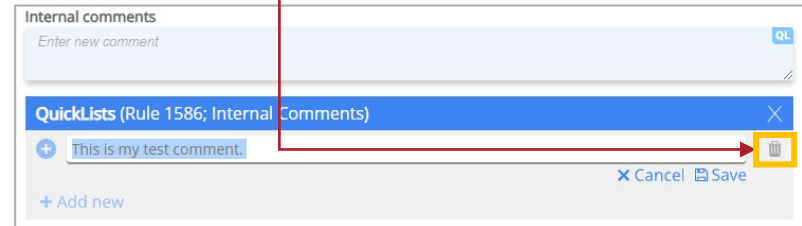
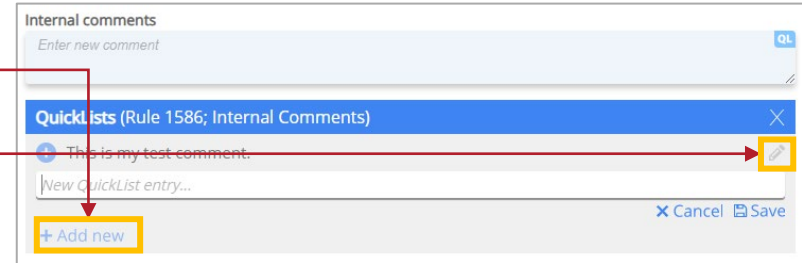
- QuickLists can be accessed by clicking the **QL button** in the upper right corner of a comment field.
- Click the **plus icon** next to any QuickList item to the text to the comment field.



Appraisal Review Checklist (continued)

Managing QuickLists

- A new QuickList item can be added by clicking **add new**.
- An existing QuickList item can be modified by clicking the **pencil icon** next to the QuickList item.
- An existing QuickList item can be deleted by clicking the **pencil icon** next to the Quicklist item and then clicking the **trashcan icon**.



Appraisal Review Checklist (continued)

Checklist summary

- Click the **document icon** at the top of your checklist to view a summary of rules set as *Passed*, *Action Required*, and *Revision*.
- To clear a rule from the checklist summary, hover over the rule's disposition and click the **x icon**. If you launch the checklist summary again then the rule will re-appear.

Subject		
Action Req	ID	Rule
N	1797	The subject property address is not compliant to USPS Publication 28 as required by UAD.
N	1515	The appraisal does not contain either the APN or Legal Description.
N	2005	Occupancy is blank.
N	1008	The property rights are different from Fee Simple ownership.
R	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment no flag will apply).

APPRAISAL REVIEW CHECKLIST

Review each item below and mark appropriately. "Pass" indicates no action is required and "Actn Req'd" indicates action is required. If a revision is needed by the appraiser, select "Revision" and enter a detailed comment. When finished, click the "Save and send revisions" button to send all revision requests to the appraiser.

Client Mortgage Services
Borrower Owen McCoy
Appr. value \$349,000
Loan #

Pass	Actn req'd	Revision	#	Rule
✓	✗	!	1586	Assignment type is Refinance and type is purchase, no flag will apply

+ Expand all
→ Collapse all
📄

Section: Subject

Assignment Type: Refinance
Borrower Name: Owen McCoy
Owner Name: Edgar Salazar

18022 Norwood Oaks Dr , Spring, TX 77379
Platinum Ref: 11290696458603 Report Date: 08/13/2020
File Name: N/A Form File: TT160303
Borrower: Owen McCoy Client: 1602246692

Subject Property Details

Appraisal Date: 03/03/2016	AMC Name: Appraisal Links
Borrower Name: Owen McCoy	Appraiser Name: John Doe
Owner of Public Record: Edgar Salazar	State Lic/Cert: TX 1338622 (Expires: 12/31/2017)
Property Address: 18022 Norwood Oaks Dr Spring TX 77379	Form: 1004_05uad
Loan Number: N/A	Assignment Type: Refinance
	Opinion of Value: \$349,000

Property Values: Stable	Demand/Supply:	In Balance	Marketing Time:	Under 3 mths	For Sale Past 12 Months:	No
High Value: \$480,000	Low Value:	\$120,000	Predominant Value:	\$209,000		

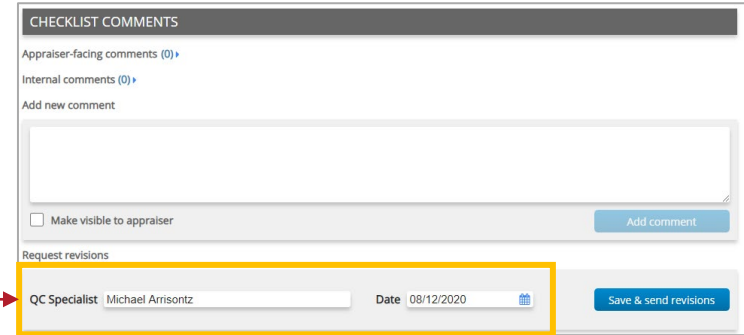
Subject

Action Req	ID	Rule
N	1797	The subject property address is not compliant to USPS Publication 28 as required by UAD.
N	1515	The appraisal does not contain either the APN or Legal Description.
N	2005	Occupancy is blank.
N	1008	The property rights are different from Fee Simple ownership.
R	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).
-	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order.
-	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order.
-	2340	The assignment type on the appraisal report does not match the order assignment type.
-	2341	The appraisal order form type does not match the form type in the order data.
-	2393	The subject property address on the appraisal report differs from the order data.
-	3140	The Client name and address on the report does not match the order Client name and address.
N	2677	The subject sale price in the appraisal does not match the order data sale price.
N	2678	There are multiple reports for this address and there are property attributes that do not match.
N	3217	In the subject section the HOA fee information appears inconsistent with the PUD indicator.

Appraisal Review Checklist (continued)

Finalizing your review

- If you are finished reviewing the appraisal, enter your name and date at the bottom of your checklist.

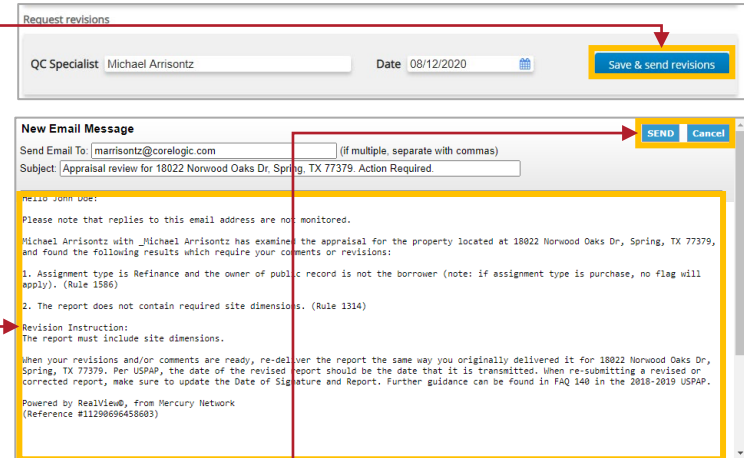


The screenshot displays the 'CHECKLIST COMMENTS' section of an appraisal review interface. It includes sections for 'Appraiser-facing comments (0)', 'Internal comments (0)', and an 'Add new comment' text area with a 'Make visible to appraiser' checkbox and an 'Add comment' button. Below this is the 'Request revisions' section, which is highlighted with a yellow border. This section contains a 'QC Specialist' dropdown menu with 'Michael Arrisontz' selected, a 'Date' field with '08/12/2020' and a calendar icon, and a 'Save & send revisions' button. A red arrow points from the text in the list to the 'QC Specialist' dropdown.

Appraisal Review Checklist (continued)

Sending revision requests

- Click the **Save and send revisions** button to send all checklist items marked as *Revision* and any external comments entered throughout the RealView report. You will then be shown a revision request window containing the message that will be sent via email to the appraiser.
- All revision items will appear in a numbered list within the *New Email Message* dialog.
 - If you prefer for rule IDs to be hidden, then we can configure your account this way.
 - We can also configure your account to show the rule description or only your revision instruction. Contact us at 1-800-900-4954 to update your account settings.
- Within the revision request message, you can change your revision message by typing directly into the field, if you choose to.
- When finished editing the message, click **Send** to send the revisions to the appraiser via email. Otherwise, click **Cancel** to exit.



Request revisions

QC Specialist: Michael Arrisontz Date: 08/12/2020

Save & send revisions

New Email Message

Send Email To: marrisontz@corelogic.com (if multiple, separate with commas)

Subject: Appraisal review for 18022 Norwood Oaks Dr. Spring, TX 77379. Action Required.

SEND **Cancel**

Hi! John User:

Please note that replies to this email address are not monitored.

Michael Arrisontz with Michael Arrisontz has examined the appraisal for the property located at 18022 Norwood Oaks Dr, Spring, TX 77379, and found the following results which require your comments or revisions:

1. Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply). (Rule 1596)
2. The report does not contain required site dimensions. (Rule 1314)

Revision Instruction:
The report must include site dimensions.

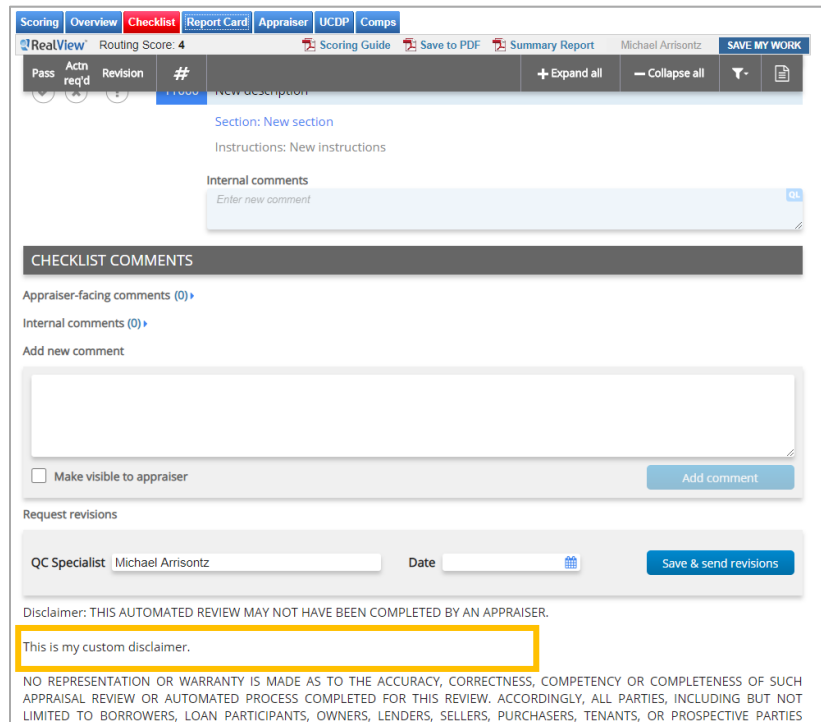
When your revisions and/or comments are ready, re-deliver the report the same way you originally delivered it for 18022 Norwood Oaks Dr, Spring, TX 77379. Per USPAP, the date of the revised report should be the date that it is transmitted. When re-submitting a revised or corrected report, make sure to update the Date of Signature and Report. Further guidance can be found in FAQ 149 in the 2018-2019 USPAP.

Powered by RealView®, from Mercury Network
(reference #11290896458603)

Appraisal Review Checklist (continued)

Including a custom disclaimer

- If you want a custom disclaimer to be shown within the RealView report and in the revision request email that is sent to appraisers, then contact us at 1-800-900-4954 to update your account settings.
- Custom disclaimers can be up to 15,000 characters long.



Scoring Overview **Checklist** Report Card Appraiser UCDP Comps

RealView Routing Score: 4 Scoring Guide Save to PDF Summary Report Michael Arrisontz SAVE MY WORK

Pass	Actn req'd	Revision	#	Item Description
				New description

Section: New section
Instructions: New instructions

Internal comments
Enter new comment

CHECKLIST COMMENTS

Appraiser-facing comments (0) ▶
Internal comments (0) ▶

Add new comment

Make visible to appraiser Add comment

Request revisions

QC Specialist: Michael Arrisontz Date: Save & send revisions

Disclaimer: THIS AUTOMATED REVIEW MAY NOT HAVE BEEN COMPLETED BY AN APPRAISER.

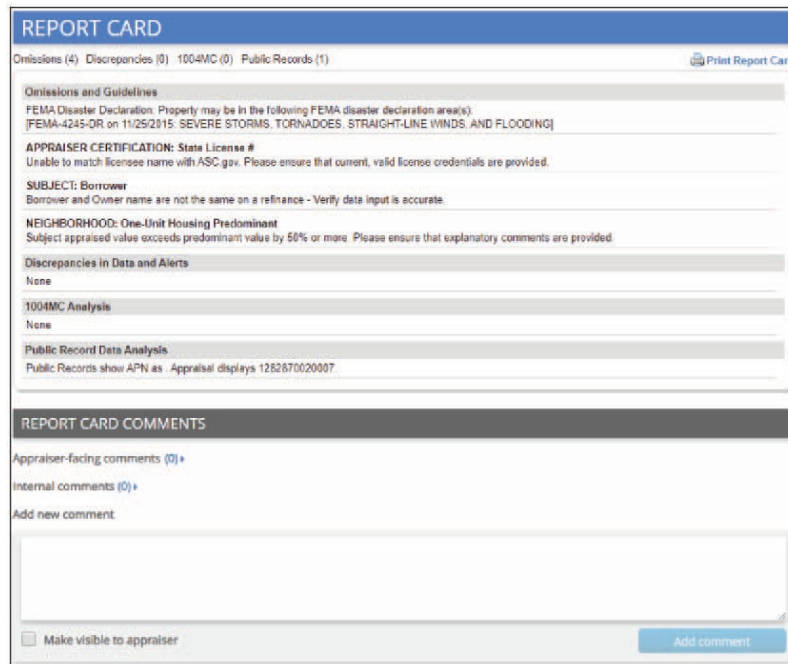
This is my custom disclaimer.

NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY, CORRECTNESS, COMPETENCY OR COMPLETENESS OF SUCH APPRAISAL REVIEW OR AUTOMATED PROCESS COMPLETED FOR THIS REVIEW. ACCORDINGLY, ALL PARTIES, INCLUDING BUT NOT LIMITED TO BORROWERS, LOAN PARTICIPANTS, OWNERS, LENDERS, SELLERS, PURCHASERS, TENANTS, OR PROSPECTIVE PARTIES

Report Card

Report Card

- The report card section displays omissions and guidelines. You will also be able to see public record discrepancies and completeness issues.
- Some findings in the *Report Card* may overlap with those on the scoring tab and checklist section, but it is helpful as a second set of eyes when reviewing.



REPORT CARD

Omissions (4) Discrepancies (0) 1004MC (0) Public Records (1) [Print Report Card](#)

Omissions and Guidelines
FEMA Disaster Declaration: Property may be in the following FEMA disaster declaration area(s):
[FEMA-4245-OR on 11/25/2015: SEVERE STORMS, TORNADOES, STRAIGHT-LINE WINDS, AND FLOODING]

APPRAISER CERTIFICATION: State License #
Unable to match licensee name with ASC.gov. Please ensure that current, valid license credentials are provided.

SUBJECT: Borrower
Borrower and Owner name are not the same on a refinance - Verify data input is accurate

NEIGHBORHOOD: One-Unit Housing Predominant
Subject appraised value exceeds predominant value by 50% or more. Please ensure that explanatory comments are provided.

Discrepancies in Data and Alerts
None

1004MC Analysis
None

Public Record Data Analysis
Public Records show APN as . Appraisal displays 1252870020007

REPORT CARD COMMENTS

Appraiser-facing comments (0) [+](#)
Internal comments (0) [+](#)

Add new comment:

Make visible to appraiser [Add comment](#)

Report Card (continued)

View the findings counts

- A count for each type of finding is shown above the findings.

Sending a report card finding as a revision request

- If you want to send a report card finding as a revision to the appraiser, then copy the finding into the report card comment box below, then customize it if you like.
- Check **Make visible to appraiser** to make it appraiser-facing. Otherwise, it will only show internally to reviewers.
- Click **Add Comment** to save your comment.
- All revision items, including appraiser-facing comments, will be sent to the appraiser once you click **Save and send revisions** from within the Checklist section.

REPORT CARD

Omissions (5) Discrepancies (0) 1004MC (0) Public Records (0)
[Print Report Card](#)

Omissions and Guidelines
 FEMA Disaster Declaration: Property may be in the following FEMA disaster declaration area(s):
 [FEMA-4245-DR on 11/25/2015: SEVERE STORMS, TORNADOES, STRAIGHT-LINE WINDS, AND FLOODING]

APPRAISER CERTIFICATION: State License #
 Unable to match licensee name with ASC.gov. Please ensure that current, valid license credentials are provided.

SUBJECT: Borrower
 Borrower and Owner name are not the same on a refinance - Verify data input is accurate.

NEIGHBORHOOD: One-Unit Housing Predominant
 Subject appraised value exceeds predominant value by 50% or more. Please ensure that explanatory comments are provided.

IMPROVEMENTS: Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)
 This field indicates one of "Updated, or Remodeled" but no "Estimated Year of Improvement Type" is indicated.

Discrepancies in Data and Alerts
 None

1004MC Analysis
 None

Public Record Data Analysis
 None

REPORT CARD COMMENTS

Appraiser-facing comments (0) ▶

Internal comments (0) ▶

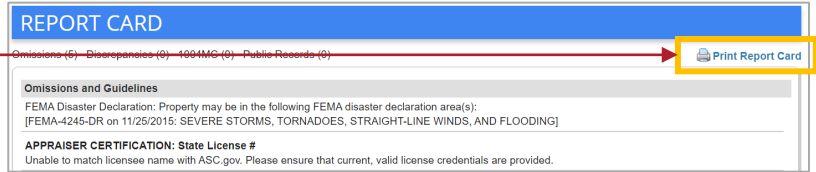
Add new comment

Make visible to appraiser
Add comment

Report Card (continued)

Save a copy of the report card findings

- Click the **Print Report Card** link to download a copy of the report card findings in PDF format.



The screenshot shows a web interface for a 'REPORT CARD'. At the top, there is a blue header bar with the text 'REPORT CARD'. Below this, there is a navigation bar with links: 'Omissions (5)', 'Discrepancies (0)', '1004MC (0)', and 'Public Records (0)'. A red arrow points from the text in the list to the right side of the interface. On the right side, there is a yellow button with a printer icon and the text 'Print Report Card'. Below the navigation bar, there is a section titled 'Omissions and Guidelines' with the following text: 'FEMA Disaster Declaration: Property may be in the following FEMA disaster declaration area(s): [FEMA-4245-DR on 11/25/2015: SEVERE STORMS, TORNADOES, STRAIGHT-LINE WINDS, AND FLOODING]'. Below that, there is a section titled 'APPRAISER CERTIFICATION: State License #' with the text: 'Unable to match licensee name with ASC.gov. Please ensure that current, valid license credentials are provided.'

Appraiser Verification

- We check the appraiser's info against [ASC.gov](https://www.asc.gov) and [HUD.gov](https://www.hud.gov) daily and will highlight any discrepancies in data.
- This section will show any public notices about the appraiser (for example is the license active or inactive and has it been revoked.)
- The three key questions are answered here:
 - Is the appraiser's license in the appraiser registry?
 - Was the license active on the effective date of the appraisal?
 - Was the license active on the signature date?

APPRAISER VERIFICATION

	APPRAISAL FORM	ASC.GOV	HUD.GOV
Appraiser Name	John Doe	<input checked="" type="checkbox"/> THOMAS J TRANCHILLA	<input checked="" type="checkbox"/> THOMAS TRANCHILLA
Company	Appraisal Services	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> TOM TRANCHILLA,APPRAISALS
Address	13419 Sterling Park Ln Cypress, TX 77429 (8 mi to subject)	<input checked="" type="checkbox"/> 13419 Sterling Park Ln CYPRESS, TX 77429 (8 mi to subject)	<input checked="" type="checkbox"/> 11602 STILLWATER HOUSTON, TX 77070 (5 mi to subject)
License/Certificate	TX 1338622	<input checked="" type="checkbox"/> TX 1338622	<input checked="" type="checkbox"/> TX1338622
License Type	Form: 1004_05usd Valuation: \$349,000 as of 03/03/2016	Certified Residential	Certified Residential CHUMS ID: DD3VLO
Effective Dates	Expires: 12/31/2017	<input checked="" type="checkbox"/> 10/02/2015 - 12/31/2017 as of Signature Date: 03/03/2016	01/04/2010 - 12/31/2017 as of Signature Date: 03/03/2016
Found license in appraiser registry?		<input checked="" type="checkbox"/> YES Search asc.gov	<input checked="" type="checkbox"/> YES Search hud.gov
License Active on Effective Date 03/03/2016?		<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES
License Active on Signature Date 03/03/2016?		<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES

Appraiser: ASC.gov Public Notices

No notices filed.

APPRAISER VERIFICATION COMMENTS

Appraiser-facing comments (1) ▶

Internal comments (1) ▶

Add new comment

Make visible to appraiser

[Add comment](#)

Appraiser Verification (continued)

Notifying the appraiser of a license discrepancy

1. If you want to notify the appraiser of a license discrepancy, type a message in the *Appraiser Verification Comments* box.
2. Check **Make visible to appraiser** to make the message appraiser-facing. Otherwise, it will only show internally to reviewers.
3. Click **Add Comment** to save your comment.
4. All revision items, including appraiser-facing comments, will be sent to the appraiser once you click **Save and send revisions** within the *Checklist* section.

APPRAISER VERIFICATION

	APPRAISAL FORM	ASC.GOV	HUD.GOV
Appraiser Name	John Doe	THOMAS J TRANCHILLA	THOMAS TRANCHILLA
Company	Appraisal Services	NIA	TOM TRANCHILLA,APPRAISALS
Address	13419 Sterling Park Ln Cypress, TX 77429 (8 mi to subject)	13419 Sterling Park Ln CYPRESS, TX 77429 (8 mi to subject)	11602 STILLWATER HOUSTON, TX 77070 (5 mi to subject)
License/Certificate	TX 1338622	TX 1338622	TX1338622
License Type	Form: 1004_65usd Valuation: \$349,000 as of 03/03/2016	Certified Residential	Certified Residential CHJMS ID: DD3VLO
Effective Dates	Expires: 12/31/2017	10/02/2015 - 12/31/2017 as of Signature Date: 03/03/2016	01/04/2010 - 12/31/2017 as of Signature Date: 03/03/2016
Found license in appraiser registry?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES Search asc.gov	<input checked="" type="checkbox"/> YES Search hud.gov
License Active on Effective Date 03/03/2016?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES
License Active on Signature Date 03/03/2016?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> YES

Appraiser: ASC.gov Public Notices

No notices filed.

APPRAISER VERIFICATION COMMENTS

Appraiser-facing comments (1) ▶

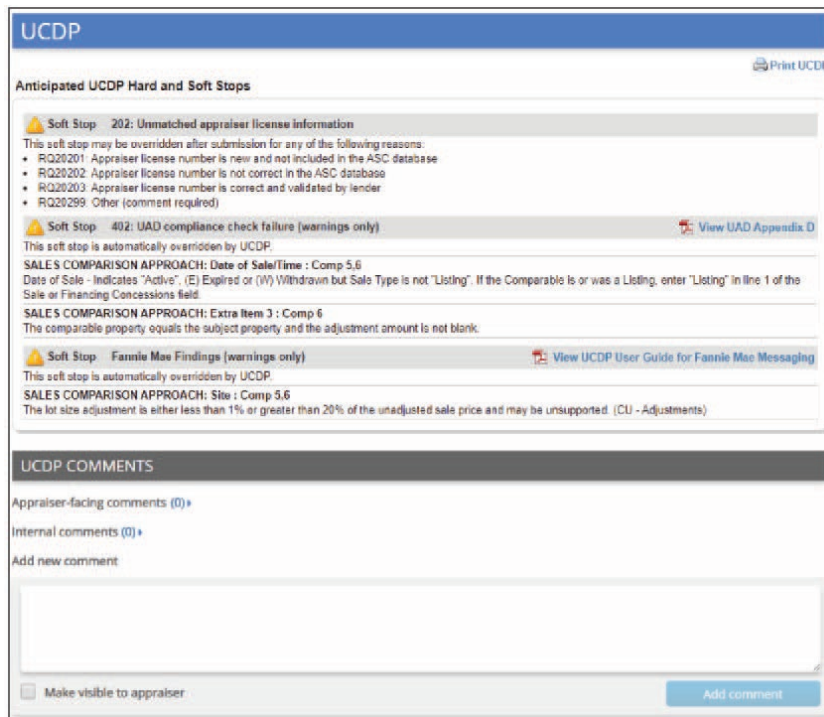
Internal comments (1) ▶

Add new comment

Make visible to appraiser
 Add comment

UCDP/EAD

- In the *UCDP/EAD* section you will find a list of anticipated hard stops to help eliminate issues before submission.
- If you have already submitted to Freddie Mac or Fannie Mae upon completion, you can skip over this section because you already have that info available based on the portal's response.



The screenshot displays the UCDP interface with the following sections:

- UCDP** (Header)
- Print UCDP** (Link)
- Anticipated UCDP Hard and Soft Stops**
 - Soft Stop 202: Unmatched appraiser license information**
 - This soft stop may be overridden after submission for any of the following reasons:
 - RQ20201: Appraiser license number is new and not included in the ASC database
 - RQ20202: Appraiser license number is not correct in the ASC database
 - RQ20203: Appraiser license number is correct and validated by lender
 - RQ20299: Other (comment required)
 - Soft Stop 402: UAD compliance check failure (warnings only)** [View UAD Appendix D](#)
 - This soft stop is automatically overridden by UCDP.
 - SALES COMPARISON APPROACH: Date of Sale/Time :** Comp 5,6
 - Date of Sale -** Indicates "Active", (E) Expired or (W) Withdrawn but Sale Type is not "Listing". If the Comparable is or was a Listing, enter "Listing" in line 1 of the Sale or Financing Concessions field.
 - SALES COMPARISON APPROACH: Extra Item 3 :** Comp 6
 - The comparable property equals the subject property and the adjustment amount is not blank.
 - Soft Stop Fannie Mae Findings (warnings only)** [View UCDP User Guide for Fannie Mae Messaging](#)
 - This soft stop is automatically overridden by UCDP.
 - SALES COMPARISON APPROACH: Site :** Comp 5,6
 - The lot size adjustment is either less than 1% or greater than 20% of the unadjusted sale price and may be unsupported. (CU - Adjustments)
- UCDP COMMENTS**
 - Appraiser-facing comments (0) ▶
 - Internal comments (0) ▶
 - Add new comment
 - Make visible to appraiser
 - [Add comment](#)

UCDP/EAD (continued)

Save a copy of the UCDP/EAD findings

- Click **Print UCDP** or **Print EAD** to download a copy of the UCDP or EAD findings in PDF format.

View supporting compliance documents

- Click the *View UAD Appendix D* and *View UCDP User Guide for Fannie Mae Messaging* links to view supporting compliance documentation.

Sending a UCDP or EAD finding as a revision request

- If you want to send a UCDP or EAD finding as a revision to the appraiser, then copy the finding into the UCDP/EAD comment box below. You can customize the revision request verbiage if you choose.
- Check **Make visible to appraiser** to make it appraiser-facing. Otherwise, it will only show internally to reviewers.
- Click **Add Comment** to save your comment.
- All revision items, including appraiser-facing comments, will be sent to the appraiser once you click **Save and send revisions** from within the Checklist section.

UCDP

Anticipated UCDP Hard and Soft Stops

Soft Stop 202: Unmatched appraiser license information

This soft stop may be overridden after submission for any of the following reasons:

- RQ20201: Appraiser license number is new and not included in the ASC database
- RQ20202: Appraiser license number is not correct in the ASC database
- RQ20203: Appraiser license number is correct and validated by lender
- RQ20299: Other (comment required)

Soft Stop 402: UAD compliance check failure (warnings only)

This soft stop is automatically overridden by UCDP.

SALES COMPARISON APPROACH: Date of SaleTime : Comp 5,6
 Date of Sale - Indicates "Active", (E) Expired or (W) Withdrawn but Sale Type is not "Listing". If the Comparable is or was a Listing, enter "Listing" in line 1 of the Sale or Financing Concessions field.

IMPROVEMENTS: Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)
 This field indicates Yes for "Updates in the last 15 years", but no description is provided.

SALES COMPARISON APPROACH: Extra Item 3 : Comp 6
 The comparable property equals the subject property and the adjustment amount is not blank.

Soft Stop Fannie Mae Findings (warnings only)

This soft stop is automatically overridden by UCDP.

SALES COMPARISON APPROACH: Site : Comp 5,6
 The lot size adjustment is either less than 1% or greater than 20% of the unadjusted sale price and may be unsupported. (CU - Adjustments)

UCDP COMMENTS

Appraiser-facing comments (0) ▶

Internal comments (0) ▶

Add new comment


Make visible to appraiser

[Add comment](#)

Comparable Analysis

- The *Platinum Comparables* tab will provide you with a number of additional comps from public record and MLS data. This is available if your account is enabled with our data package.
- This map is interactive. You can zoom in and out as necessary to get an idea of the neighborhood and additional views available. The subject property is the red circle. You can hover over any of the icons to see the address, bed and bath count, living area, lot size and year built.
- For standard RealView, you can see that the appraiser's comps are in gold. They are also listed below on the grid. If you need to see any additional information about the comps, you can click on blue arrow. The comps are listed in order of similarity score on the right hand side. The similarity score is an internal score based on 15 characteristics from the sales grid.

PLATINUM COMPARABLES



Legend

- Subject
- Appraisal Comp
- Nearby Sale
- Closed Listing
- Questions?
- 0 Excellent Matches
- 16 Good Matches
- 36 Fair Matches
- 2 Poor Matches

Questions?
Read the FAQ

50 Sales Shown Save My Results | Forget My Results

Show All 50 Head

Max Sales

Max Radius

Months Ago

Max Sales

Max Radius

Months Ago

+/- Sqft %

+/- Lot Size %


+/- Year Built

<input type="checkbox"/>	MAP	DIST	ADDRESS CITY	SALE PRICE DATE	SELLER BUYER	GLA SD/BA	YB LOT	SCORE
<input checked="" type="checkbox"/>			18022 Norwood Oaks Dr Spring, TX 77379	\$345,000 03/03/2016	N/A N/A	4,255	2008 9042	-
<input checked="" type="checkbox"/>		10	18019 SHELDON PNES	\$385,815 06/18/2019	SHEPHERD RALSTON	3,875	2010 8,354	94
<input checked="" type="checkbox"/>		22	18218 STOCKTON SPRINGS DR SPRING	\$	NUSSAR ALOYOUN	4,044	2010 10,296	94
<input checked="" type="checkbox"/>		19	18206 STOCKTON SPRINGS DR SPRING	\$118,750 12/02/2019	MITCHELL RKRT	4,044	2010 9,900	94
<input checked="" type="checkbox"/>		69	6319 OAKMONT CREEK DR SPRING	\$225,000 11/05/2019	TSE NGUYEN	4,046	2005 8,450	91
<input checked="" type="checkbox"/>		55	5710 WINDING SPRING DR SPRING	\$326,953 11/13/2019	OPENDOOR HARRIS	4,238	1998 11,716	90
<input checked="" type="checkbox"/>		59	6206 GRAFF NET CT SPRING	\$397,813 04/18/2019	MURRAY MCDANIEL	3,964	2001 10,062	87
<input checked="" type="checkbox"/>		62	16118 WIMBLEDON CHAMPIONS DR SPRING	\$358,683 05/11/2019	ROBERTS CASTILLO	4,126	2000 9,193	87
<input checked="" type="checkbox"/>		63	6210 BECKER LINE DR SPRING	\$431,053 11/18/2019	VAC DELGADO	3,849	1999 10,000	87

Comparable Analysis (continued)

- For RealView Platinum orders, you will see that the legend below the map.
 - Comparable sales included in the appraisal are gold.
 - Nearby sales are green. These are sales that have closed and are recorded in public records.
 - Closed listings, or MLS data are blue. These comps have closed in the MLS, but may not have been recorded at the county level.
 - Properties that have transferred more than once in the last 18 months (flips) are red.
 - Foreclosures are purple.
 - Quit claims are light yellow.

PLATINUM COMPARABLES



Legend

- Subject
- Appraisal Comp
- Nearby Sale
- Closed Listing
- Foreclosure
- Quit Claim

Questions?
Read the FAQ

95% 9 Excellent Matches
80% 16 Good Matches

85% 36 Fair Matches
0% 2 Poor Matches

50

Sales Shown

Max Sales

Max Radius

Months Ago

± Sqft %

± Lot Size %

± Year Built

[Save My Results](#)


[Forget My Results](#)

	MAP	DIST	ADDRESS CITY	SALE PRICE DATE	SELLER BUYER	GLA SD/BA	YB LOT	SCORE
	●		18022 Norwood Oaks Dr Spring TX 77379	\$345,000 03/03/2016	N/A N/A	4,255	2008	-
	●	10	18019 SHELDON PNES	\$385,815 06/18/2019	SPELATA RALSTON	3,875	2010	94
	●	22	18218 STOCKTON SPRINGS DR SPRING	\$	NUSSAR ALOYOUN	4,044	2010	94
	●	19	18206 STOCKTON SPRINGS DR SPRING	\$118,750 12/02/2019	MITCHELL RKRT	4,044	2010	94
	●	69	6319 OAKMONT CREEK DR SPRING	\$225,000 11/05/2019	TSE NGUYEN	4,046	2005	91
	●	55	5710 WINDING SPRING DR	\$326,953 11/13/2019	OPENDOOR HARRIS	4,238	1998	90
	●	59	6206 GRAFF NET CT	\$397,813 04/18/2019	MURRAY MCDANIEL	3,964	2001	87
	●	62	16118 WIMBLEDON CHAMPIONS DR SPRING	\$358,683 05/11/2019	ROBERTS CASTILLO	4,126	2000	87
	●	63	6210 BECKER LINE DR SPRING	\$431,053 11/18/2019	VAC DELGADO	3,849	1999	87

Comparable Analysis (continued)

- You'll see in Sales Shown that we only show you the comps that score as well or better than the appraiser's comps with our similarity on the right. The similarity score is an internal score based on 15 characteristics from the sales grid. If you would like to see any additional info from public record and MLS data, you can click on the blue arrow.
- Clicking the arrow will allow you to see items such as bed and bath, sales price, GLA etc.
- Anything in red will show you that there is a discrepancy between the appraiser's data and public record data.

PLATINUM COMPARABLES



Legend

- Subject
- Appraisal Comp
- Nearby Sale
- Closed Listing
- No. Transfer
- Foreclosure
- Quit Claim

Questions? [Read the FAQ](#)

95% 9 Excellent Matches **16%** 16 Good Matches

36% 36 Fair Matches **0%** 0 Poor Matches

50 Sales Shown [Show All 50](#) [Reset](#)

Max Sales

Max Radius

Months Ago

±: Sqft %

±: Lot Size %

±: Year Built

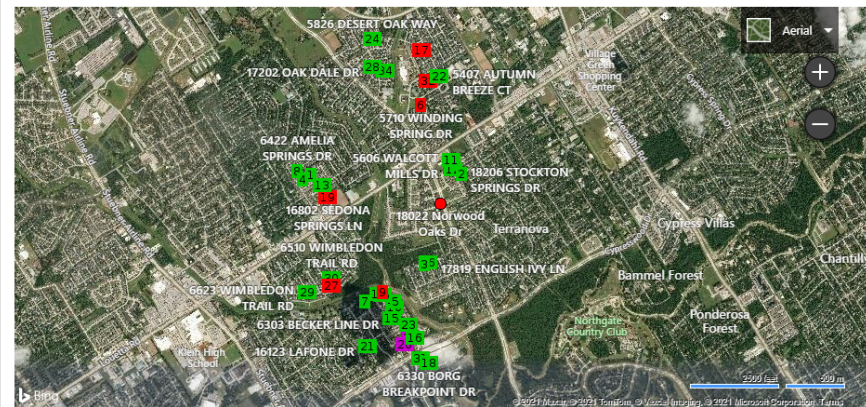
[Save My Favorites](#)

[Forget My Favorites](#)

<input type="checkbox"/>	MAP	DIST	ADDRESS CITY	SALE PRICE DATE	SELLER BUYER	GLA SD/BA	YB LOT	SCORE
<input checked="" type="checkbox"/>			18022 Norwood Oaks Dr Spring TX 77379	\$345,000 03/03/2016	N/A N/A	4,255 47.3.1	2008 9042	-
<input checked="" type="checkbox"/>		10	18019 SHELDON PNES SPRING	\$385,815 06/18/2019	SHEPHERD RALSTON	3,875 57.4.9	2010 8,354	94
<input checked="" type="checkbox"/>		22	18218 STOCKTON SPRINGS DR SPRING	\$	NUSSAR ALOYOUN	4,044 57.4.0	2010 10,296	94
<input checked="" type="checkbox"/>		19	18206 STOCKTON SPRINGS DR SPRING	\$118,750 12/02/2019	MITCHELL RKRT	4,044 57.4.0	2010 9,900	94
<input checked="" type="checkbox"/>		69	6319 OAKMONT CREEK DR SPRING	\$225,000 11/05/2019	TSE NGUYEN	4,046 47.4.0	2005 8,450	91
<input checked="" type="checkbox"/>		55	5710 WINDING SPRING DR SPRING	\$326,953 11/13/2019	OPENDOOR HARRIS	4,238 27.4.9	1998 11,716	90
<input checked="" type="checkbox"/>		59	6206 GRAFF NET CT SPRING	\$397,813 04/18/2019	MURRAY MCDANIEL	3,964 47.4.0	2001 10,062	87
<input checked="" type="checkbox"/>		62	16118 WIMBLEDON CHAMPIONS DR SPRING	\$358,683 05/11/2015	ROBERTS CASTILLO	4,126 47.3.0	2000 8,193	87
<input checked="" type="checkbox"/>		63	6210 BECKER LINE DR SPRING	\$431,053 11/18/2019	VAC DELGADO	3,849 47.4.0	1999 10,000	87

Comparable Analysis (continued)

- You have the ability to ask an appraiser for more info about a comp by clicking on the pencil, which drags the address to the comment box.
- If ever you see a red person in the grid, it means we have multiple appraisals in our system for the property. This feature is called my property data base and will allow you to see any discrepancies between the appraiser's data and peer data based on 15 characteristics on the sales grid.
 - The blue person represents peer data for this property.
 - The green person shows previous data provided by this appraiser for this property.
 - The red person is showing this appraiser's data for this report.



The screenshot displays a map of a residential area with various property addresses and markers. A legend at the bottom of the map identifies the markers: a red circle for 'Subject', a green circle for 'Appraisal Comp', a blue circle for 'Nearby Sale', and a yellow circle for 'Closed Listing'. The map also shows a scale bar and a 'Read the FAQ' link.

Below the map is a control panel with the following settings:

- 41** Sales Shown (with 'Show All 41' and 'Reset' buttons)
- Max Sales: [Slider]
- Max Radius: [Slider]
- Months Ago: [Slider]
- +/- Sqft %: [Slider]
- +/- Lot Size %: [Slider]
- +/- Year Built: [Slider]
- Buttons: 'Save My Presets', 'Forget My Presets'

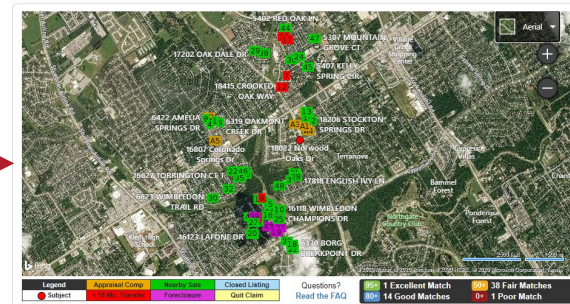
At the bottom is a table with the following columns: MAP, DIST, ADDRESS CITY, SALE PRICE DATE, SELLER BUYER, GLA BD/BA, YB LOT, and SCORE.

MAP	DIST	ADDRESS CITY	SALE PRICE DATE	SELLER BUYER	GLA BD/BA	YB LOT	SCORE
▶	● Subject	18022 Norwood Oaks Dr Spring, TX 77379	\$349,000 03/03/2016	N/A N/A	4,255 4/3.1	2008 9042	-
▶	✓	6405 OAKMONT CREEK DR	\$287,500 03/02/2020	KOHANSKI MUSHTAQ	4,165 5/4.0	2007 8,450	96
▶	✓	18206 STOCKTON SPRINGS DR	\$119,750 12/02/2019	MITCHELL RKRT	4,044 5/4.0	2010 9,900	94
▶	✓	17818 SHADY ARBOR LN SPRING	\$402,500 04/22/2020	DELANEY MCCHAREN	4,304 5/4.0	1998 10,000	94
▶	✓	6422 OAKMONT CREEK DR SPRING	\$369,000 08/13/2020	GODWIN KHAN	4,299 4/4.0	2006 9,568	94
▶	✓	16211 WIMBLETON CHAMPIONS DR SPRING	\$347,500 05/21/2020	PATEL MOURRA	4,361 5/4.0	2000 10,363	92
▶	✓	5710 WINDING SPRING DR SPRING	\$329,953 11/13/2019	OPENDOOR HARRIS	4,238 4/4.0	1998 11,718	90

Comparable Analysis (continued)

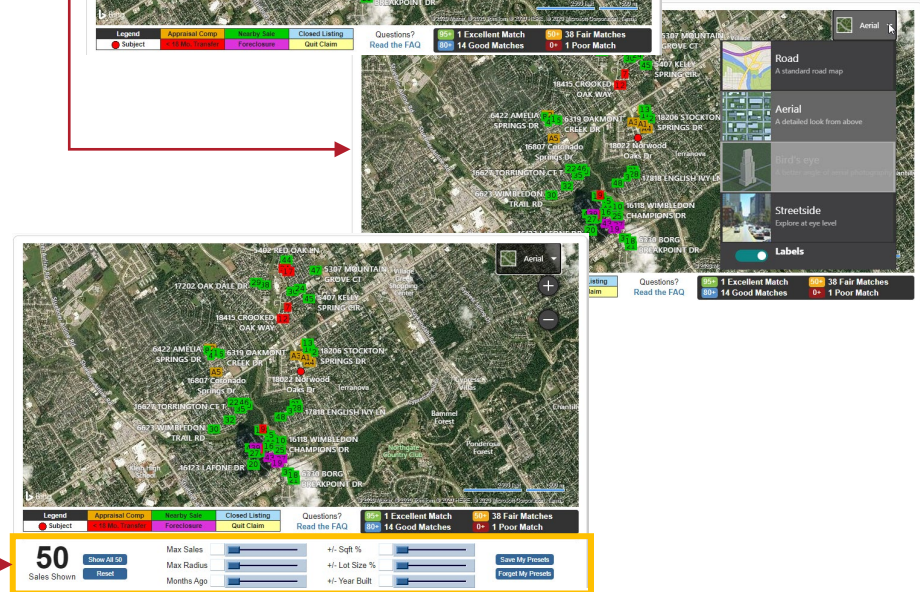
Using the map

- You will see multiple properties plotted on the map. You can use the map controls to change your zoom and view. The legend below the map indicates what the color coding represents, including Subject Property, Appraisal Comparable, Nearby Sale, Closed Listing, < 18 Months Transfer, Foreclosure, and Quit Claim. You can hover over a property located on the map to see more details about the property.



Using the map's filters

- There are several filters below the map that you can use to drill down to the properties you need, including Max Sales, Max Radius, Months Ago, Square Feet %, Lot Size %, and Year Built. You can enter a value for a filter or move the lever.
- Once you have set the filters as desired you can save those preferences by clicking the **Save My Presets** button, which will be applied to your future RealView orders. Click **Forget My Presets** to stop saving those preferences.
- To clear any filters, click the **Reset** button to the left of the filters.



Comparable Analysis (continued)

Drilling down to more details on a property

- You can drill down to more information regarding a property by clicking the **blue arrow icon** at the beginning of a record. Appraisal report and public record data will be shown for the subject property. Any discrepancies between the appraisal report and public record data will be shown in red.

	MAP	DIST	ADDRESS CITY	SALE PRICE DATE	SELLER BUYER	GLA BD/BA	YB LOT	SCORE
Subject			18022 Norwood Oaks Dr Spring, TX 77379	\$349,000 03/03/2016	N/A N/A	4,255 4 / 3.1	2008 9042	-

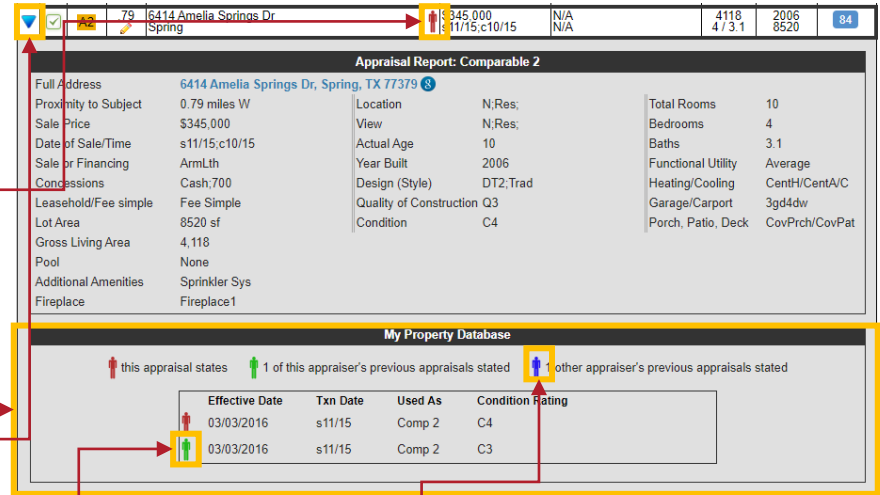
Appraisal Report: Subject Property			
Full Address	18022 Norwood Oaks Dr, Spring, TX 77379		
Sale Price	\$	Location	N,Res:
Date of Sale/Time	N/A	View	N,Res:
Sale or Financing	N/A	Actual Age	8
Concessions	N/A	Year Built	2008
Leasehold/Fee simple	Fee Simple	Design (Style)	DT2,Trad
Lot Area	9042 sf	Quality of Construction	Q3
Gross Living Area	4,255	Condition	C4
Pool	None		
Additional Amenities	Sprinkler Sys		
Fireplace	Fireplace1		
Total Rooms	10		
Bedrooms	4		
Baths	3.1		
Functional Utility	Average		
Heating/Cooling	CentHi/CentA/C		
Garage/Carport	3ga4dw		
Porch, Patio, Deck	CovPrch/CovPat		

Public Record: Subject Property				Current as of: 08/26/2020
Full Address	18022 NORWOOD OAKS DR, SPRING, TX 77379-5293			
Owner Name	POLLARD MARCUS N / POLLARD PAMELA A			
Seller Name	RH OF TEXAS			
APN	128-287-002-0007	Deed Type	SPECIAL WARRANTY DEED	Stories
County	HARRIS, TX	Prior Deed Type	N/A	Bedrooms
1 st Mortgage	\$254,883	Land Use	SFR	Baths
Assessed Value	\$369,781 (2019)	Lot Area	9,042	Total Rooms
Sale Price / Date	\$257,431 (est.) 05/04/2009	Year Built	2008	A/C
Owner Transfer	\$ 04/30/2019 (WARRANTY DEED)	GLA	4,244	Fireplace
Prior Price / Date	\$ N/A			Pool
School District	KLEIN ISD			
Subdivision	TERRAVISTA SEC 01			
Parking Desc.	ATTACHED GARAGE	Parking Spaces	N/A	
Building Area	GLA Above Ground: 4,244	Finished Living Area:	4,244	Garage Area:
Legal Desc.	LT 7 BLK 2 TERRAVISTA SEC 1			

Comparable Analysis (continued)

Viewing My Property Database findings

- You may see an **icon of a person** for a particular record. This icon indicates RealView has identified a piece of information in the current appraisal report that differs from what another appraiser previously captured for the property. By drilling down on the property (clicking the **blue arrow icon**), you will see details regarding the discrepancy.



The screenshot displays an appraisal report for 6414 Amelia Springs Dr, Spring, TX 77379. The report includes property details such as sale price (\$345,000), location, and condition. A yellow box highlights the 'My Property Database' section, which shows a table of previous appraisals. A blue arrow icon points to a specific record in this table, indicating a discrepancy between the current appraisal and a previous one.

Effective Date	Txn Date	Used As	Condition Rating
03/03/2016	s11/15	Comp 2	C4
03/03/2016	s11/15	Comp 2	C3

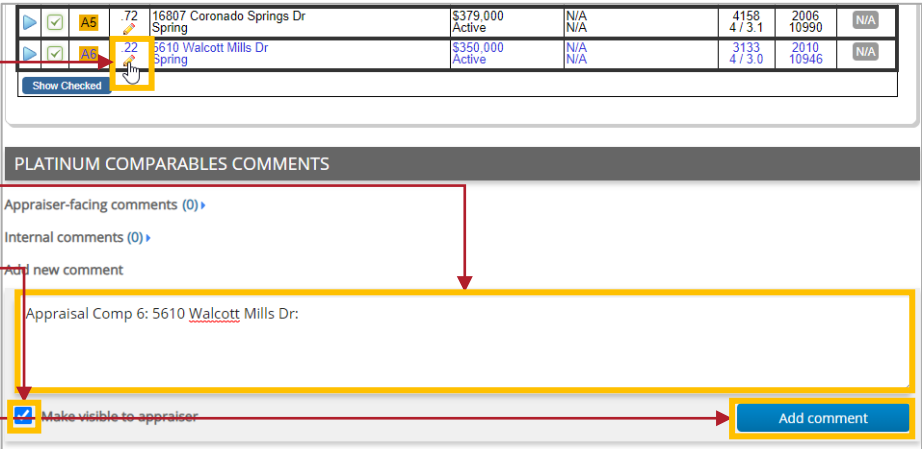
Green Icon - This means that your appraiser has used this property in one of their previous reports, and the data provided previously differs from what they're providing today.

Blue Icon - This means that your vendor's opinions are not in line with those of his/her peers. May need to find out why there are inconsistencies.

Comparable Analysis (continued)

Sending a comparable finding as a revision request

1. If you want to send a comparable finding as a revision to the appraiser, then click the **pencil icon** next to a property shown in the grid. The property address will appear in the comment field below. You can customize the message if you choose.
2. Check **Make visible to appraiser** to make the comment appraiser facing. Otherwise, it will only show internally to reviewers.
3. Click **Add Comment** to save your comment.
4. All revision items, including appraiser-facing comments, will be sent to the appraiser once you click **Save and send revisions** from within the Checklist section.



			72	16807 Coronado Springs Dr Spring	\$379,000 Active	N/A N/A	4158 4 / 3.1	2006 10990	
			22	5610 Walcott Mills Dr Spring	\$350,000 Active	N/A N/A	3133 4 / 3.0	2010 10946	

PLATINUM COMPARABLES COMMENTS

Appraiser-facing comments (0) ▶

Internal comments (0) ▶

Add new comment

Appraisal Comp 6: 5610 Walcott Mills Dr:

Make visible to appraiser

Add comment



Supported Forms

RealView Supported Forms and Addendums

Form Name	Fannie Mae Form Number	Freddie Mac Form Number	Comments
Uniform Residential Appraisal Report UAD	Form 1004	Form 70	
Individual Condominium Unit Appraisal Report UAD	Form 1073	Form 465	
Exterior-Only Inspection Individual Condominium Unit Appraisal Report UAD <i>(aka "Drive By" Condominium Inspection)</i>	Form 1075	Form 466	
Exterior-Only Inspection Residential Appraisal Report UAD <i>(aka "Drive By" One-Unit Property Inspection)</i>	Form 2055	Form 2055	
Uniform Residential Appraisal Report non-UAD	Form 1004 (non-UAD)	Form 70 (non-UAD)	Translation fee may apply for this form type
Individual Condominium Unit Appraisal Report non-UAD	Form 1073 (non-UAD)	Form 465 (non-UAD)	Translation fee may apply for this form type



Supported Forms

RealView Supported Forms and Addendums (continued)

Form Name	Fannie Mae Form Number	Freddie Mac Form Number	Comments
Exterior-Only Inspection Individual Condominium Unit Appraisal Report non-UAD	Form 1075 (non-UAD)	Form 466 (non-UAD)	Translation fee may apply for this form type
Exterior-Only Inspection Residential Appraisal Report non-UAD	Form 2055 (non-UAD)	Freddie Mac Form 2055 (non-UAD)	Translation fee may apply for this form type
Manufactured Home Appraisal Report non-UAD	Form 1004C (non-UAD)	Form 70B (non-UAD)	Translation fee may apply for this form type
Small Residential Income Property Appraisal Report non-UAD	Form 1025 (non-UAD)	Form 72 (non-UAD)	Translation fee may apply for this form type
Individual Cooperative Interest Appraisal Report non-UAD	Form 2090 (non-UAD)	--	Translation fee may apply for this form type
Exterior-Only Inspection Individual Cooperative Interest Appraisal Report non-UAD	Form 2095 (non-UAD)	--	Translation fee may apply for this form type
Market Conditions Addendum	Form 1004MC	Form 71	



Supported Forms

RealView Bridge Supported Forms and Addendums

Form Name	Fannie Mae Form Number	Freddie Mac Form Number	Comments
Uniform Residential Appraisal Report UAD	Form 1004	Form 70	
Individual Condominium Unit Appraisal Report UAD	Form 1073	Form 465	
Exterior-Only Inspection Individual Condominium Unit Appraisal Report UAD <i>(aka "Drive By" Condominium Inspection)</i>	Form 1075	Form 466	
Exterior-Only Inspection Residential Appraisal Report UAD <i>(aka "Drive By" One-Unit Property Inspection)</i>	Form 2055	Form 2055	

Supported File Types

Supported File Types

- RealView
 - MISMO 2.6 or higher
 - ENV files
 - PDF files (Translation fee may apply for this file type)
- RealView Bridge
 - MISMO 2.6

Account Admin Guide

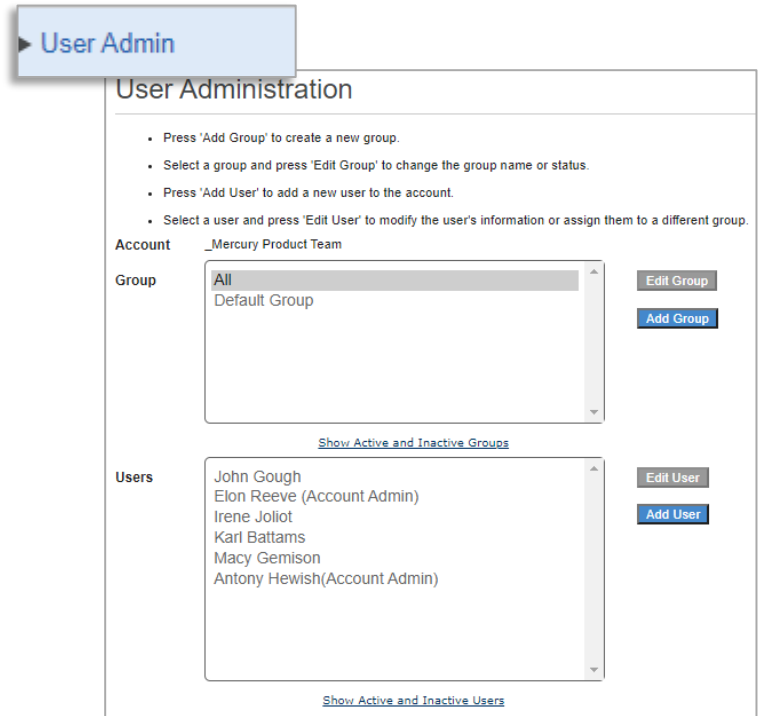


RealView User Administration

The *User Administration* page allows Account Administrators to view and manage all users within the account. To access this page, click on the “User Admin” option in the gray menu box.

User Roles

- **User** – Users can place orders and retrieve reports ordered within their own user profiles. They do not have access to orders placed under another person’s user profile.
- **Manager** – Account managers can place orders and retrieve reports and can also view other users’ reports placed within their company accounts. Managers can add and remove users via the “User Admin” option.
- **Account Admin** – Account Administrators can order reports, view every order within their company accounts, add and remove users, pull invoices and run reports. They can also create and modify RealView checklists as well as common responses for each checklist.



The screenshot shows the 'User Administration' page. A gray menu box labeled 'User Admin' is highlighted. The page content includes a list of instructions: 'Press 'Add Group' to create a new group.', 'Select a group and press 'Edit Group' to change the group name or status.', 'Press 'Add User' to add a new user to the account.', and 'Select a user and press 'Edit User' to modify the user's information or assign them to a different group.' Below this, the 'Account' is identified as '_Mercury Product Team'. The 'Group' section shows a dropdown menu with 'All' selected and 'Default Group' listed below it, with 'Edit Group' and 'Add Group' buttons to the right. A link 'Show Active and Inactive Groups' is centered below the group list. The 'Users' section shows a list of users: John Gough, Elon Reeve (Account Admin), Irene Joliot, Karl Battams, Macy Gemison, and Antony Hewish(Account Admin), with 'Edit User' and 'Add User' buttons to the right. A link 'Show Active and Inactive Users' is centered below the user list.

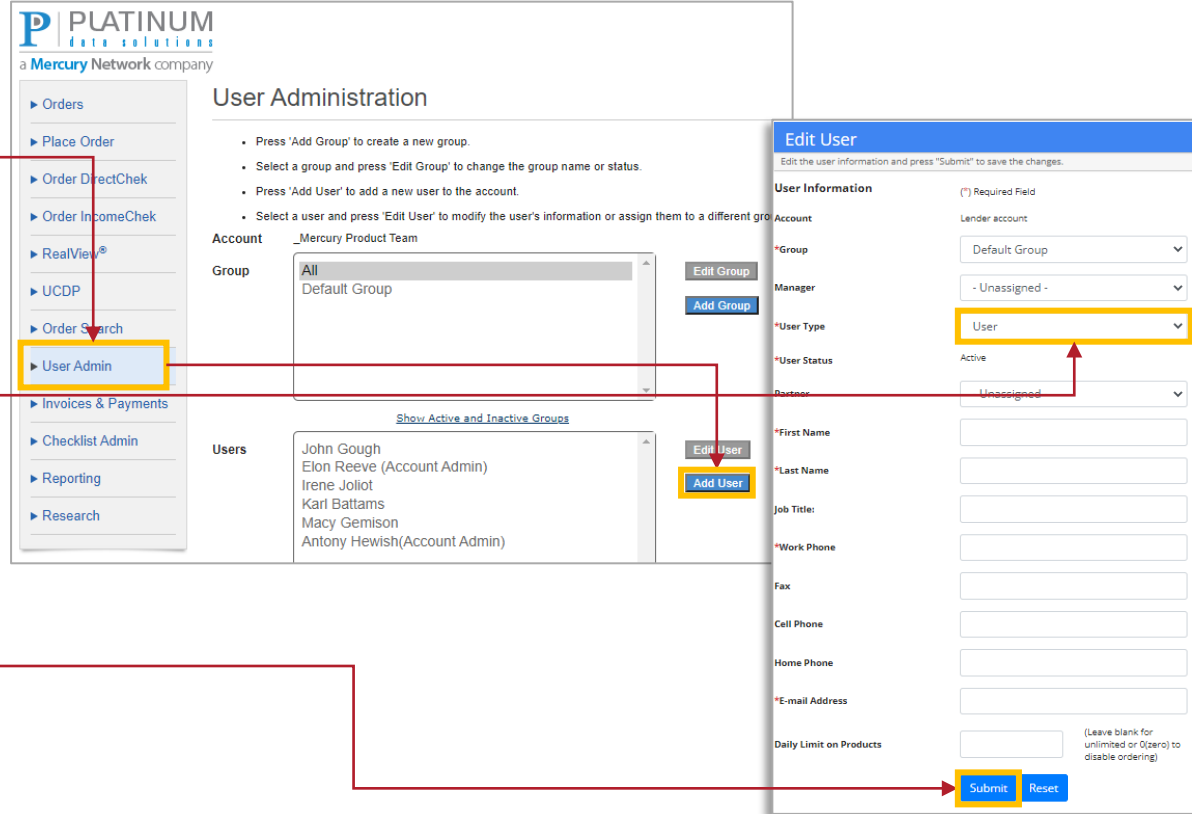
RealView User Administration (continued)

To add a new user:

- On the *User Administration* page, click on the **Add User** button.
- On the next page, choose the level of access in the *User Type* drop-down menu (*User*, *Manager* or *Account Admin*) and enter the new user's name, phone number, email address, and other details.

- Click **Submit**.

The new user will receive an automated email containing their user credentials from ndr.VSG@corelogic.com.



The screenshot displays the 'User Administration' interface for Platinum, a Mercury Network company. The left sidebar contains a navigation menu with 'User Admin' highlighted. The main content area shows instructions for adding a user and a list of existing users. The 'Edit User' form is open, showing fields for user information, including a dropdown for 'User Type' set to 'User' and a 'Submit' button.

User Administration

- Press 'Add Group' to create a new group.
- Select a group and press 'Edit Group' to change the group name or status.
- Press 'Add User' to add a new user to the account.
- Select a user and press 'Edit User' to modify the user's information or assign them to a different group.

Account: _Mercury Product Team

Group: All, Default Group

Users: John Gough, Elon Reeve (Account Admin), Irene Joliot, Karl Battams, Macy Gemison, Antony Hewish (Account Admin)

Edit User

Edit the user information and press "Submit" to save the changes.

User Information

*Group: Default Group

Manager: - Unassigned -

*User Type: User

*User Status: Active

Partner: Unassigned

*First Name: []

*Last Name: []

Job Title: []

*Work Phone: []

Fax: []

Cell Phone: []

Home Phone: []

*E-mail Address: []

Daily Limit on Products: [] (Leave blank for unlimited or 0(zero) to disable ordering)

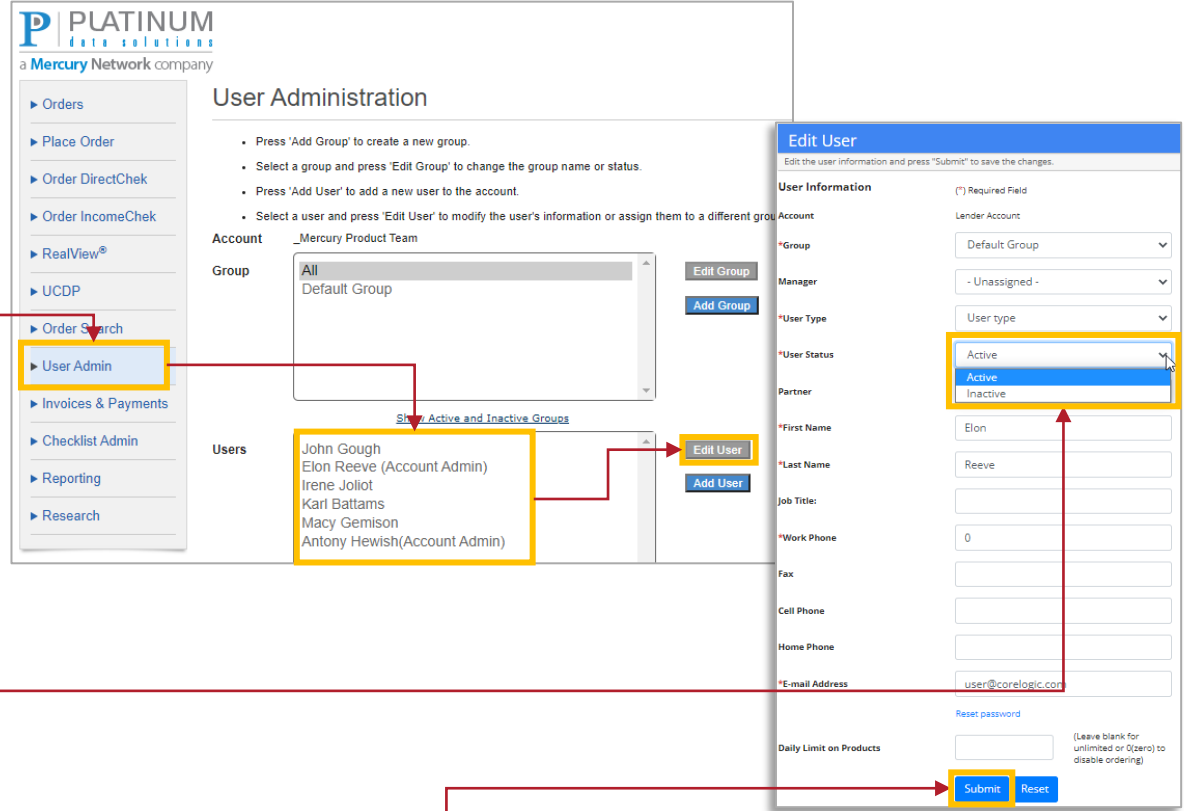
Submit Reset

RealView User Administration (continued)

Adding, removing, and managing users

To update existing users within the account:

- On the *User Administration* page, select a user and click on the **Edit User** button.
- On the *Edit User* page, use the fields to enter or edit the user's information.
 - If you want to activate or deactivate a user, select **Active** or **Inactive** in the *User Status* dropdown box.
- When complete, click **Submit**.



The screenshot displays the 'User Administration' interface for a Platinum Mercury Network account. On the left is a navigation menu with 'User Admin' highlighted. The main area shows 'User Administration' instructions, a list of users, and an 'Edit User' form. Red lines indicate the flow: from 'User Admin' to the 'Users' list, from a user entry to the 'Edit User' button, from the 'Edit User' button to the 'Edit User' form, and from the 'User Status' dropdown to the 'Active' option.

User Administration

- Press 'Add Group' to create a new group.
- Select a group and press 'Edit Group' to change the group name or status.
- Press 'Add User' to add a new user to the account.
- Select a user and press 'Edit User' to modify the user's information or assign them to a different group.

Account: _Mercury Product Team

Group: All (Default Group) [Edit Group] [Add Group]

Users: John Gough, Elon Reeve (Account Admin), Irene Joliot, Karl Battams, Macy Gemison, Antony Hewish (Account Admin) [Edit User] [Add User]

Edit User

Edit the user information and press "Submit" to save the changes.

User Information

(*) Required Field

Account: Lender Account: Default Group

*Group: - Unassigned -

Manager: User type

*User Type: Active (Selected), Inactive

*First Name: Elon

*Last Name: Reeve

Job Title:

*Work Phone: 0

Fax:

Cell Phone:

Home Phone:

*E-mail Address: user@corelogic.com

Reset password

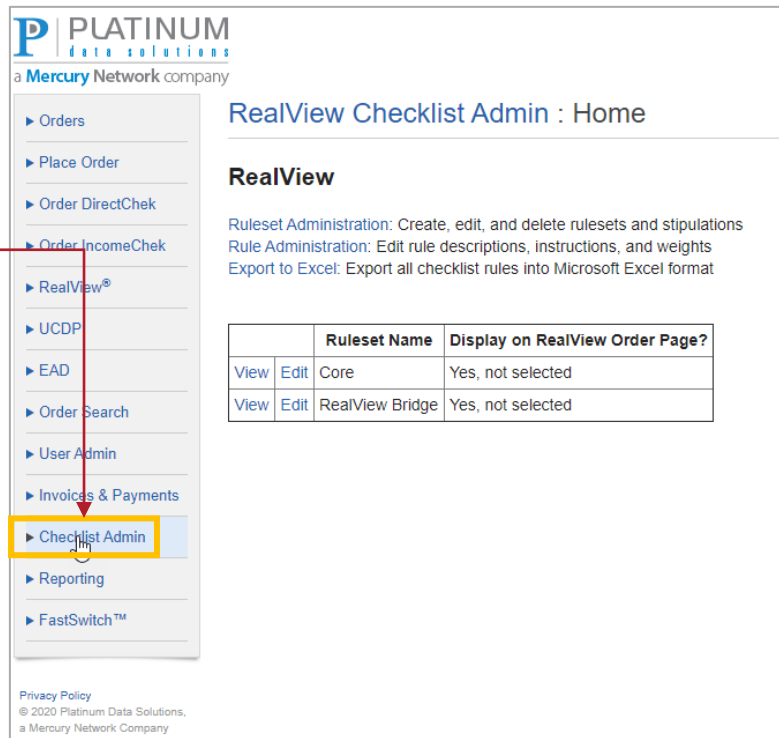
Daily Limit on Products: (Leave blank for unlimited or 0 (zero) to disable ordering)

[Submit] [Reset]

RealView Checklist Admin: Home

Accessing the *Checklist Admin*

- Log in to the QVP site (platdata.com) using your Account Admin credentials.
- Navigate to **Checklist Admin** in the site navigation.
- From here, you can access your QC checklist and rulesets, as well as download your rules in an Excel spreadsheet.



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RealView Checklist Admin : Home

RealView

Ruleset Administration: Create, edit, and delete rulesets and stipulations
Rule Administration: Edit rule descriptions, instructions, and weights
Export to Excel: Export all checklist rules into Microsoft Excel format

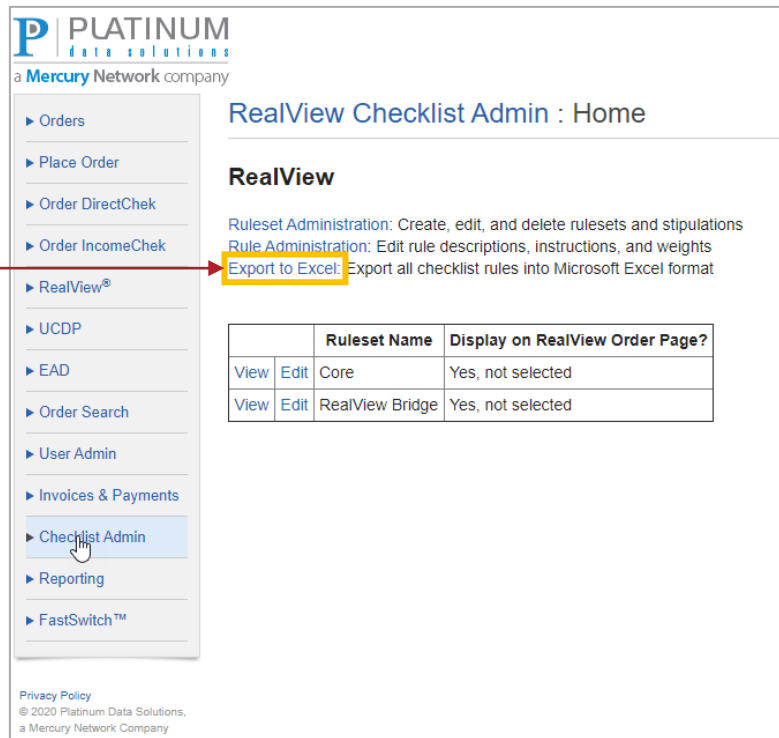
		Ruleset Name	Display on RealView Order Page?
View	Edit	Core	Yes, not selected
View	Edit	RealView Bridge	Yes, not selected

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RealView Checklist Admin: Home

Download a copy your QC checklist and rulesets

- Click the **Export to Excel** link on the *RealView Checklist Admin: Home* page.



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RealView Checklist Admin : Home

RealView

Ruleset Administration: Create, edit, and delete rulesets and stipulations
Rule Administration: Edit rule descriptions, instructions, and weights
Export to Excel: Export all checklist rules into Microsoft Excel format

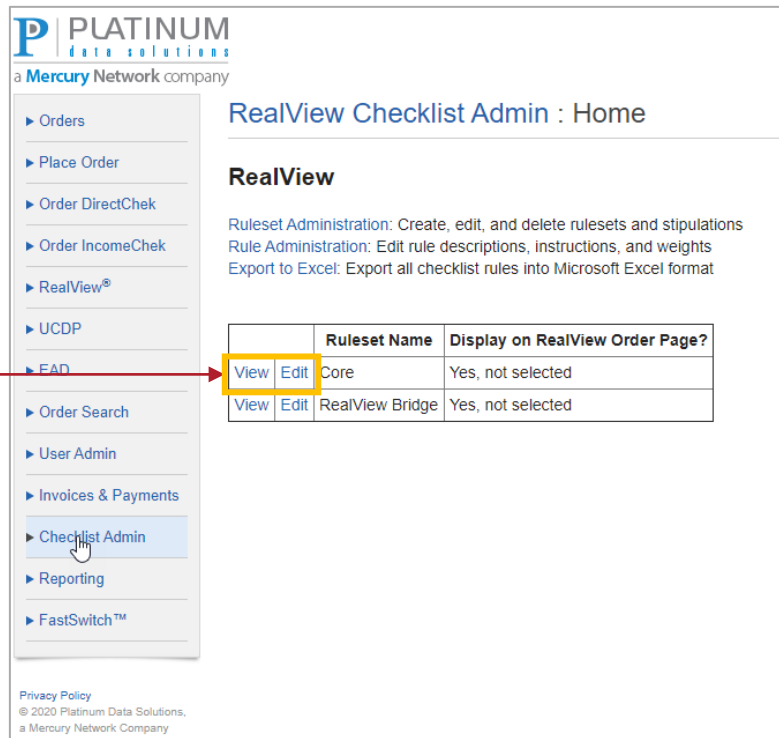
	Ruleset Name	Display on RealView Order Page?
View Edit	Core	Yes, not selected
View Edit	RealView Bridge	Yes, not selected

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RealView Checklist Admin: Home (continued)

View your rulesets

- A list of your rulesets appear on the *RealView Checklist Admin: Home* page. To quickly access a single ruleset, click the **View** or **Edit** link next to the ruleset name.



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RealView Checklist Admin : Home

RealView

Ruleset Administration: Create, edit, and delete rulesets and stipulations
Rule Administration: Edit rule descriptions, instructions, and weights
Export to Excel: Export all checklist rules into Microsoft Excel format

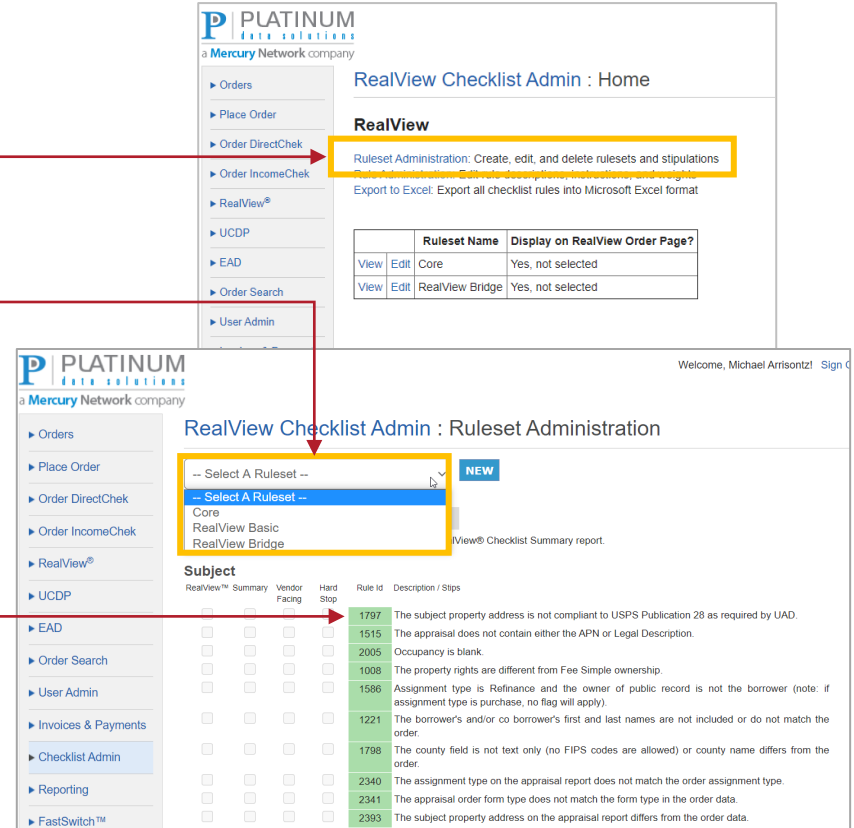
	Ruleset Name	Display on RealView Order Page?
View Edit	Core	Yes, not selected
View Edit	RealView Bridge	Yes, not selected

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RealView Checklist Admin: Home (continued)

View your rulesets

- To access all your rulesets, click **Ruleset Administration** and select a ruleset from the dropdown list on the *RealView Checklist Admin: Ruleset Administration* page.
- A rule ID with a green background indicates the rule is automated. Otherwise, a gray background indicates it is a manual rule.



RealView Checklist Admin : Home

RealView

Ruleset Administration: Create, edit, and delete rulesets and stipulations

Export to Excel: Export all checklist rules into Microsoft Excel format

	Ruleset Name	Display on RealView Order Page?	
View	Edit	Core	Yes, not selected
View	Edit	RealView Bridge	Yes, not selected

RealView Checklist Admin : Ruleset Administration

-- Select A Ruleset --

- Select A Ruleset --
- Core
- RealView Basic
- RealView Bridge

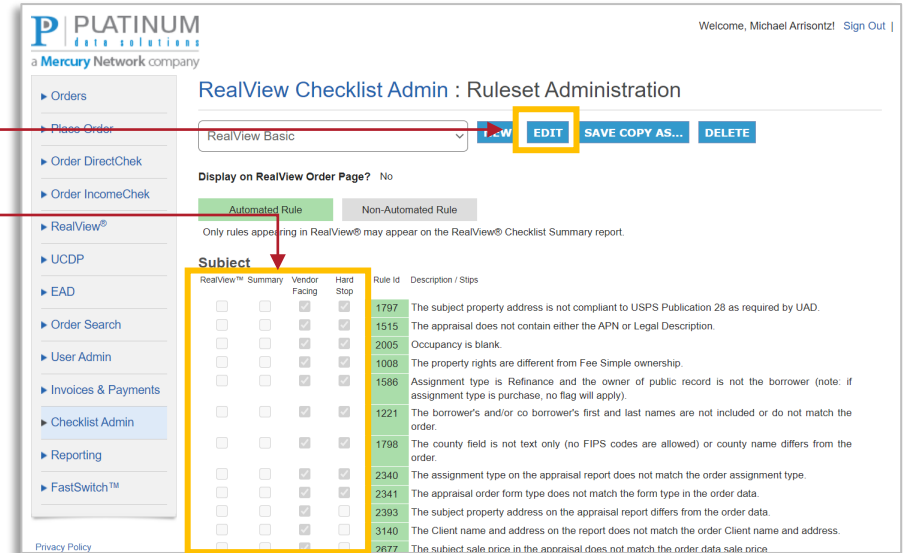
Subject

RealView™	Summary	Vendor Facing	Hard Stop	Rule ID	Description / Slips
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1797	The subject property address is not compliant to USPS Publication 28 as required by UAD.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1515	The appraisal does not contain either the APN or Legal Description.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2005	Occupancy is blank.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1008	The property rights are different from Fee Simple ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2340	The assignment type on the appraisal report does not match the order assignment type.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2341	The appraisal order form type does not match the form type in the order data.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2393	The subject property address on the appraisal report differs from the order data.

RealView Checklist Admin: Ruleset Administration

Modify an existing ruleset

- Once you've selected a ruleset on the *RealView Checklist Admin: Ruleset Administration* page, click the **Edit** button next to the ruleset name.
- Once in edit mode, the checkboxes that appear next to rules in the list can be enabled/disabled. Rule options means:
 - **RealView:** When enabled, the rule appears in the RealView report.
 - **Summary:** When enabled, the rule appears in the RealView checklist summary.
 - **Vendor Facing:** When enabled, the rule is made appraiser-facing if it is an automated rule. Manual rules cannot be appraiser-facing.
 - **Hard Stop:** When enabled, the appraiser-facing rule is treated as a hard stop, which requires the appraiser to either correct the report or override the rule and enter a comment justifying their decision to leave the report as-is (hard stop treatment depends on how your account is configured). Appraiser comments appear within the RealView report.



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RealView Checklist Admin : Ruleset Administration

RealView Basic [EDIT] [SAVE COPY AS...] [DELETE]

Display on RealView Order Page? No

Automated Rule | Non-Automated Rule

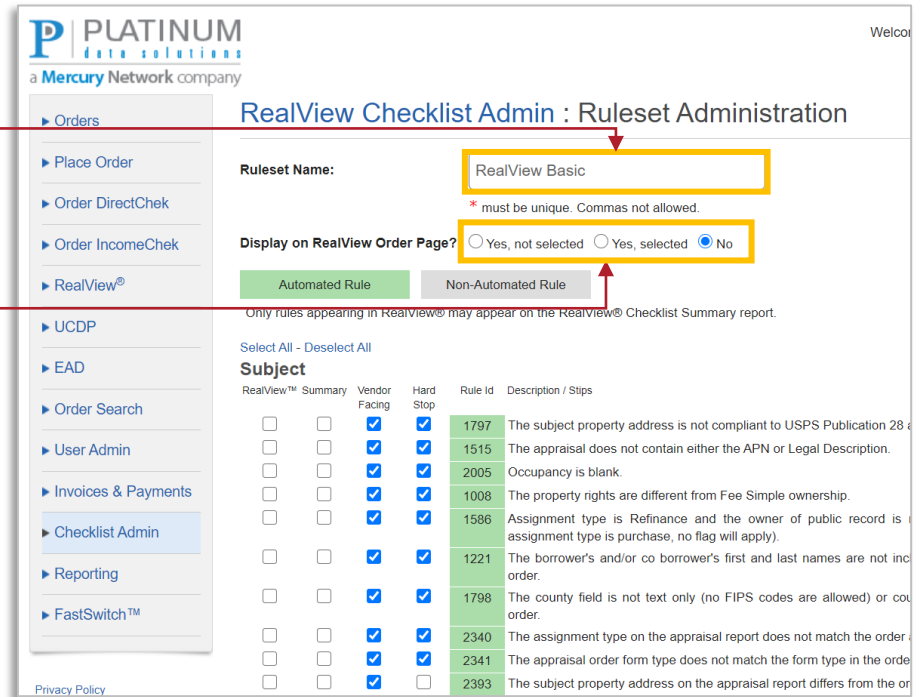
Only rules appearing in RealView® may appear on the RealView® Checklist Summary report.

Subject				Rule Id	Description / Stips
RealView™	Summary	Vendor Facing	Hard Stop		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1797	The subject property address is not compliant to USPS Publication 28 as required by UAD.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1515	The appraisal does not contain either the APN or Legal Description.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2005	Occupancy is blank
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1008	The property rights are different from Fee Simple ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2340	The assignment type on the appraisal report does not match the order assignment type.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2341	The appraisal order form type does not match the form type in the order data.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2393	The subject property address on the appraisal report differs from the order data.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3140	The Client name and address on the report does not match the order Client name and address.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2677	The subject sale price in the appraisal does not match the order data sale price.

RealView Checklist Admin: Ruleset Administration

Modify an existing ruleset (continued)

- The ruleset name can be modified by typing in the *Ruleset Name* field.
- The *Display on RealView Order Page* option allows you to determine whether a ruleset appears on the RealView order page and whether it is selected for use by default.
- When finished making changes, click **Save**.



RealView Checklist Admin : Ruleset Administration

Ruleset Name:

* must be unique. Commas not allowed.

Display on RealView Order Page? Yes, not selected Yes, selected No

Only rules appearing in RealView® may appear on the RealView® Checklist Summary report.

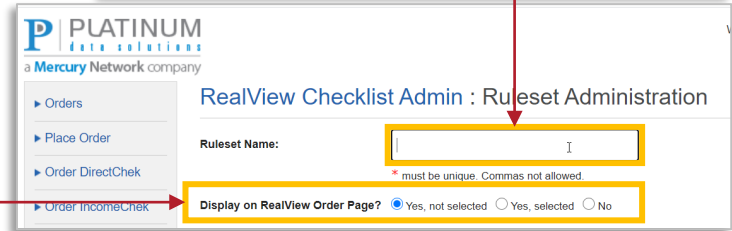
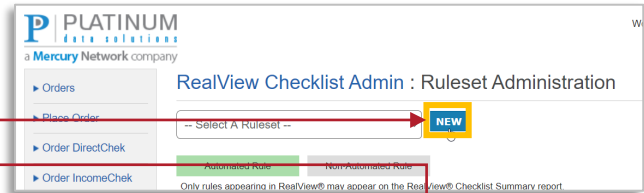
Select All - Deselect All

RealView™ Summary	Vendor Facing	Hard Stop	Rule Id	Description / Stips
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1797 The subject property address is not compliant to USPS Publication 28
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1515 The appraisal does not contain either the APN or Legal Description.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2005 Occupancy is blank.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1008 The property rights are different from Fee Simple ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1586 Assignment type is Refinance and the owner of public record is (assignment type is purchase, no flag will apply).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1221 The borrower's and/or co borrower's first and last names are not inc order.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1798 The county field is not text only (no FIPS codes are allowed) or cou order.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2340 The assignment type on the appraisal report does not match the order
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2341 The appraisal order form type does not match the form type in the orde
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2393 The subject property address on the appraisal report differs from the or

RealView Checklist Admin: Ruleset Administration

Create a new ruleset

- Once you've navigated to the *RealView Checklist Admin: Ruleset Administration* page, click the **New** button.
- Enter a ruleset name in the *Ruleset Name* field.
- The *Display on RealView Order Page* option allows you to determine whether a ruleset appears on the RealView order page and whether it is selected for use by default.
- Select which rules you want to apply to your QC process:
 - **RealView:** When enabled, the rule appears in the RealView report.
 - **Summary:** When enabled, the rule appears in the RealView checklist summary.
 - **Vendor Facing:** When enabled, the rule is made appraiser-facing if it is an automated rule. Manual rules cannot be appraiser-facing.
 - **Hard Stop:** When enabled, the appraiser-facing rule is treated as a hard stop, which requires the appraiser to either correct the report or override the rule and enter a comment justifying their decision to leave the report as-is (hard stop treatment depends on how your account is configured). Appraiser comments appear within the RealView report.
- When finished, click **Save**.

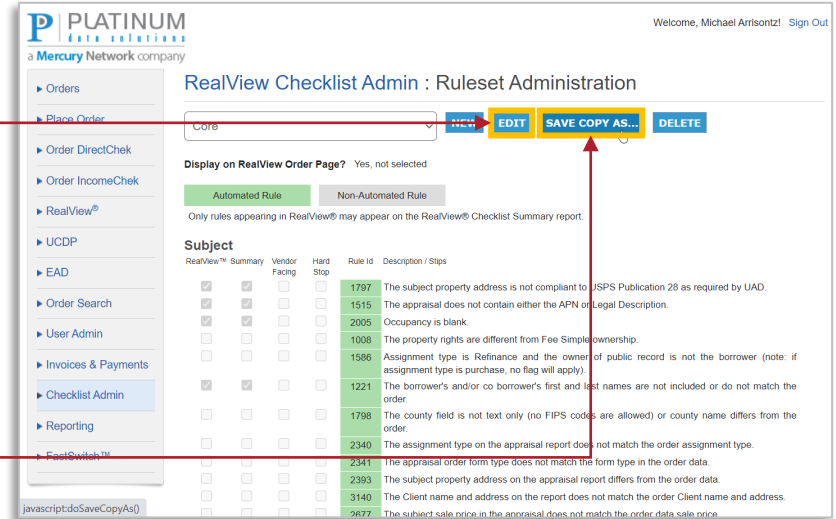


Subject					Rule Id
RealView™	Summary	Vendor Facing	Hard Stop		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1797
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1515
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2005
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1008
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1586
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1221
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1798
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2340
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2341
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2393

RealView Checklist Admin: Ruleset Administration

Clone an existing ruleset

- You can create a new ruleset by cloning an existing one. This way, the rules carry over to the new ruleset.
- Once you've selected a ruleset on the *RealView Checklist Admin: Ruleset Administration* page, click the **Edit** button next to the ruleset name.
- Next, click the **Save Copy As** button.
- Enter the name of your new ruleset then click **OK**.
- Your new ruleset will now appear in the ruleset dropdown list.



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RealView Checklist Admin : Ruleset Administration

Core [EDIT] [SAVE COPY AS...] [DELETE]

Display on RealView Order Page? Yes, not selected

Automated Rule Non-Automated Rule

Only rules appearing in RealView® may appear on the RealView® Checklist Summary report.

Subject

RealView™	Summary	Vendor Facing	Hard Stop	Rule Id	Description / Stps
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1797	The subject property address is not compliant to ISPS Publication 28 as required by UAD.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1515	The appraisal does not contain either the APN or Legal Description.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2005	Occupancy is blank.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1008	The property rights are different from Fee Simple ownership.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1586	Assignment type is Refinance and the owner of public record is not the borrower (note: if assignment type is purchase, no flag will apply).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1221	The borrower's and/or co borrower's first and last names are not included or do not match the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1798	The county field is not text only (no FIPS codes are allowed) or county name differs from the order.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2340	The assignment type on the appraisal report does not match the order assignment type.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2341	The appraisal order form type does not match the form type in the order data.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2393	The subject property address on the appraisal report differs from the order data.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3140	The Client name and address on the report does not match the order Client name and address.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2627	The subject sale price in the appraisal does not match the order data sale price.

www.platdata.com says

Please enter a unique Ruleset Name or identifier

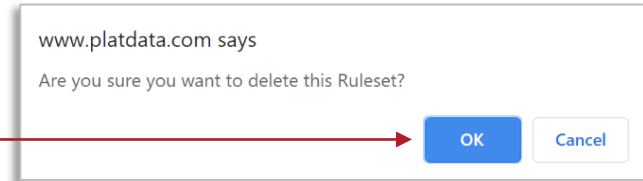
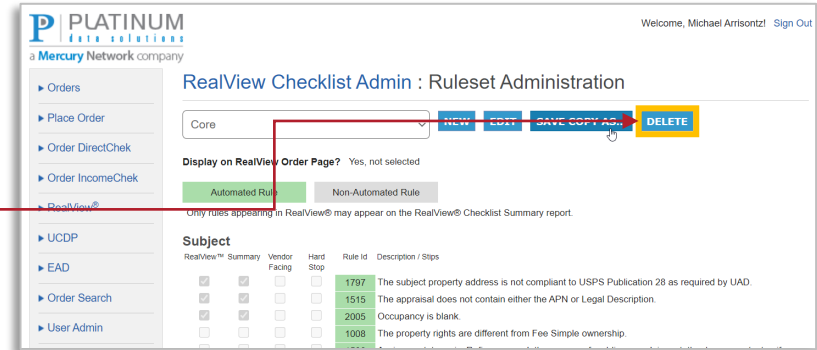
Core2

[OK] [Cancel]

RealView Checklist Admin: Ruleset Administration

Delete existing ruleset

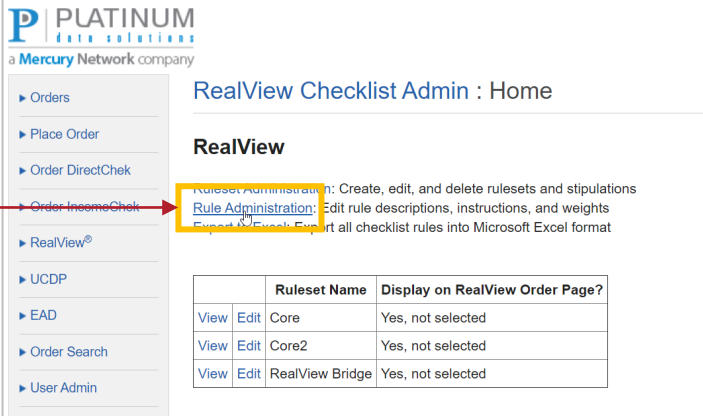
- Once you've selected a ruleset on the *RealView Checklist Admin: Ruleset Administration* page, click the **Delete** button next to the ruleset name.
- Confirm that you want to delete the ruleset by clicking **OK**.
- Once deleted, the ruleset will be removed from the ruleset dropdown list.



RealView Checklist Admin: Rule Administration

View checklist

- To view your QC checklist, click the **Rule Administration** link on the *RealView Checklist Admin : Home* page.
- Automated rules (the system automatically detects issues) have a green background color and manual rules (the reviewer decides whether there is an issue) have a gray background color.



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RealView Checklist Admin : Home

RealView

Ruleset Administration: Create, edit, and delete rulesets and stipulations
Rule Administration: Edit rule descriptions, instructions, and weights
Export & Import: Export all checklist rules into Microsoft Excel format

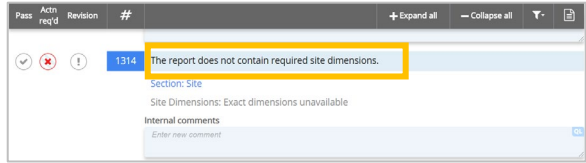
	Ruleset Name	Display on RealView Order Page?
View Edit	Core	Yes, not selected
View Edit	Core2	Yes, not selected
View Edit	RealView Bridge	Yes, not selected

RealView Checklist Admin: Rule Administration

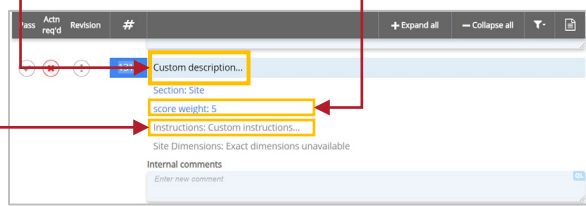
Customize your rules

- You can override the default rule language for a rule with your own by entering a description in the *Custom Description* field.
- You can override the default rule instructions for a rule (if any exists) with your own by entering instructions in the *Custom Instructions* field.
- You can disable a rule by enabling the **Hide checkbox** so it isn't used in your QC process.
- Enter a numeric value if you want to weigh the rule when it fires in a RealView report. The sum of all rule weights will appear in the header of the RealView report.
- When finished making changes, click **Save**.

Before rule modification:



After rule modification:



18022 Norwood Oaks Dr, Spring, TX 77379
 Ref: 11471585545936 Report Date: 09/09/2020 Borrower: Owen McCoy
 File Name: N/A Form File: TT160303 Client: 1602246692

Scoring Overview Checklist Report Card Appraiser UCDP Comps

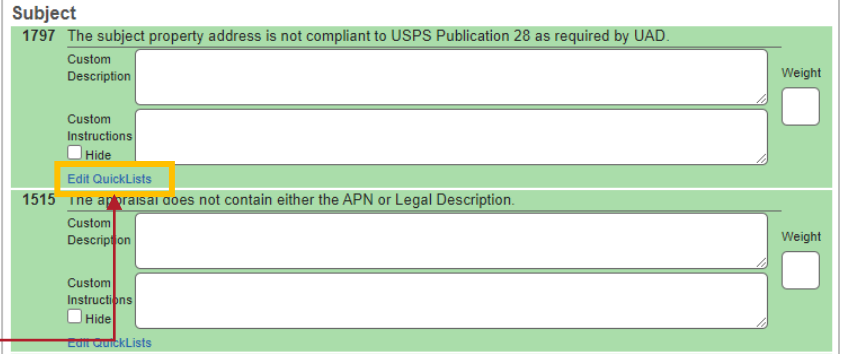
Routing Score: 9

SCORING

RealView Checklist Admin: Rule Administration

QuickLists

- QuickLists are comprised of pre-configured comments that can be used to request a revision from the appraiser and can be set for each rule in your QC checklist. QuickLists can be set for both internal and external comments.
- These are pre-set by your Account Admin. Reviewers can also make changes to QuickLists within the RealView report if your account is configured to allow it.
- QuickLists can be accessed by clicking the **Edit QuickLists** link below a rule.

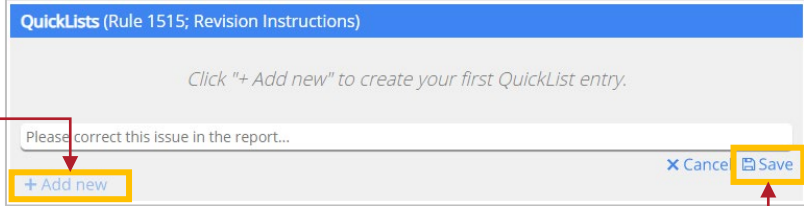


Subject	
1797 The subject property address is not compliant to USPS Publication 28 as required by UAD.	
Custom Description	<input type="text"/>
Custom Instructions	<input type="text"/>
<input type="checkbox"/> Hide	
Edit QuickLists	
1515 The appraisal does not contain either the APN or Legal Description.	
Custom Description	<input type="text"/>
Custom Instructions	<input type="text"/>
<input type="checkbox"/> Hide	
Edit QuickLists	

RealView Checklist Admin: Rule Administration

QuickLists (continued)

- A new QuickList item can be added by clicking **add new**. Then, enter the text for the QuickList item and click **Save**.
- An existing QuickList item can be modified by clicking the **pencil icon** next to the QuickList item.
- An existing QuickList item can be deleted by clicking the **pencil icon** next to the Quicklist item and then clicking the **trashcan icon**.




QuickLists (Rule 1515; Revision Instructions)

Click "+ Add new" to create your first QuickList entry.

Please correct this issue in the report...

+ Add new

X Cancel Save

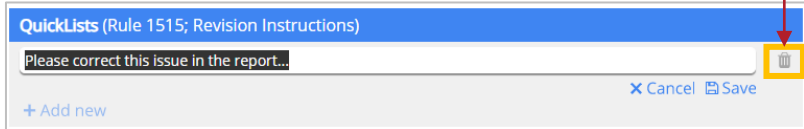


QuickLists (Rule 1515; Revision Instructions)

Please correct this issue in the report...

+ Add new

✎



QuickLists (Rule 1515; Revision Instructions)

Please correct this issue in the report...

+ Add new

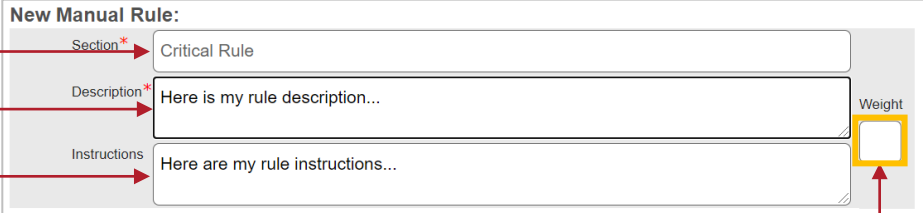
X Cancel Save

🗑

RealView Checklist Admin: Rule Administration

Create a new manual rule

- To view your QC checklist, click the **Rule Administration link** on the *RealView Checklist Admin : Home* page.
- Scroll to the bottom of the checklist and you will see a *New Manual Rule* option.
- Enter the section name (required), description (required), instructions (optional), and weight (optional).
 - **Section name** (required): This is typically the appraisal report section, but you can also use a rule category (e.g. Condo, High Risk). The rule will appear under this section of your checklist.
 - **Description** (required): A description of the rule.
 - **Instructions** (optional): Instructions on how your reviewers should treat the appraisal if there is an issue found.
 - **Weight** (optional): A numeric value ____.
- When finished, click **Save** and the new rule will appear in your checklist.



New Manual Rule:

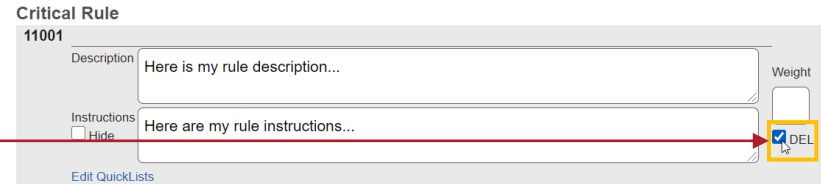
Section*	Critical Rule	Weight
Description*	Here is my rule description...	
Instructions	Here are my rule instructions...	

RealView Checklist Admin: Rule Administration

Delete a manual rule that you created

Find the manual rule in your QC checklist that you want to delete.

- Enable the *Delete* checkbox.
- When finished, click **Save**.



Critical Rule
11001

Description: Here is my rule description...

Instructions: Here are my rule instructions...
 Hide

Weight: []

[Edit QuickLists](#)

DEL



Thank You!

