

REALVIEW BRIDGE

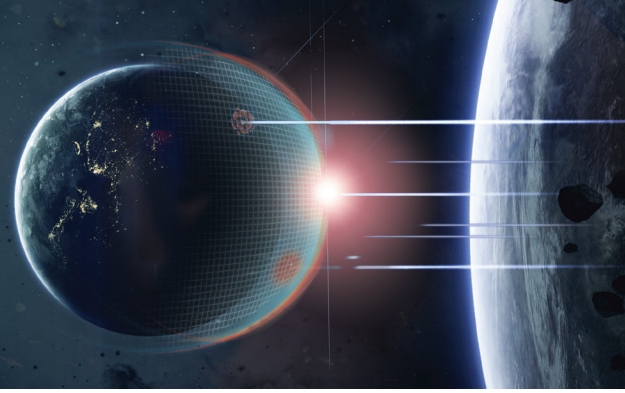
REDUCE
APPRAISAL
REVISIONS

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REALVIEW BRIDGE

Reduce appraisal revisions



RealView Bridge lets you start your appraisal QC process before the report is even delivered. When the appraiser delivers the report, RealView Bridge runs a customizable set of rules on the appraisal and lists any issues.

This way, the appraiser can make changes or add comments before your QC team ever sees the report. By addressing key issues up front, you'll avoid the time-consuming back and forth of revision requests, making your QC process faster and more efficient.

START YOUR QC PROCESS BEFORE THE APPRAISAL IS EVEN DELIVERED.

Set your own rules

- You can use the same rules you already do in RealView
- Select which rules are hard stops - the appraiser must address them before delivery
- Rules can be simple warnings - no action necessary by the appraiser

Configurable for your workflow

- Enable it globally to use it on every order
- Enable per Client Group for intelligent automation
- Enable or disable it per order at your discretion

See appraiser comments in your RealView report

- Appraiser's comments appear in the Appraisal Review Checklist, based on the ruleset used
- No new process to learn

Powered by RealView's revolutionary rules engine

If you're not already using RealView, [read more here](#) to see how it can save you hours in review and accelerate your revision cycles. When paired with RealView Bridge, the potential increase in efficiency is limitless because you control the rules used during the analysis. You can tune RealView Bridge to catch your most common issues before delivery, then RealView helps your QC team be more vigilant for subtler problems requiring a human touch.

HOW DOES IT WORK?







In RealView, you'll use the *Checklist Admin* to set up rules for RealView Bridge.

		Ruleset Name	Display on RealView Order Page?
View	Edit	Condo	Yes, not selected
View	Edit	Contract	Yes, not selected
View	Edit	Core	Yes, selected
View	Edit	FHA	Yes, not selected
View	Edit	Manf Home	Yes, not selected
View	Edit	Master Stips	No
View	Edit	Multi Family	Yes, not selected
View	Edit	RealView Bridge	Yes, not selected
View	Edit	RV Bridge	Yes, not selected

These rules are based on the other rulesets you already use in RealView, so setting them up is simple. Each rule can be set as a hard stop which requires a revision or comment from the appraiser before delivery, or as a soft stop which just lets the appraiser know the reviewer will be taking a close look at this rule upon delivery.

APPRAISAL REVIEW CHECKLIST

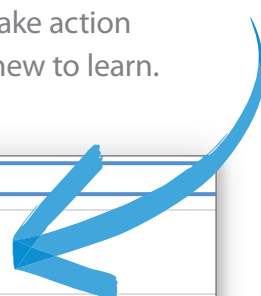
All hard stops shown here need to be corrected in the appraisal before you submit it. To correct a hard stop, click "Close" below, make corrections to the appraisal in your form-filling software, then restart the delivery process. If a hard stop is incurable, select "Override" and enter a detailed explanation before you proceed.

Override	#	
	1024	<div>The subject property is zoned one of the following: legal non-conforming, no zoning, or illegal zoning. </div> <div>Zoning: No Zoning Specific Zoning Classification: Deed Restrictions/SFR Zoning Description: No Zoning (Deed Restrictions Only) Comment: ...published Marshall & Swift data and from available builders data. Land value was based on a review of sales...</div>
	1094	<div>The borrower's name on the appraisal does not match the 1003 or order form </div>
	1004	<div>The lender/client name and address on the 1003 or order form does not match the appraisal</div> <div>Check 1003 or Order Form Lender/Client Company Name: Mortgage Services Lender/Client Company Address: 1600 South Douglass Rd Suites 110-201A Anaheim CA 92806</div>
	1050	<div>Some comparables are not similar to the subject property in terms of location, design, room count, size and/or amenities</div> <div>Manual Review, Check Sales Grid and Appraisal.</div>

When the appraiser delivers the report, they'll see a checklist of items where your rules were triggered. For each hard stop (shown in red) they can either make revisions to the report or click **Override** to leave a comment. Items marked as soft stops (shown in blue) are warnings which the appraiser can fix, leave a comment, or disregard.

HOW DOES IT WORK?

When you run RealView, you'll see the appraiser's comments in the *Appraisal Review Checklist* just like the items you usually see when conducting your QC review. You can take action and comment on these items just as you would any others, so there's nothing new to learn.



Appraisal Review Checklist

Client: Mortgage Services Loan Number: 10-12345678
Borrower: Owen McCoy Appraised Value: \$349000

☐ Show All (124) ☒ Yes (8) ☐ Formerly Yes (8) ☐ Cleared (0) ☐ No (85) ☒ Unspecified (31) + Expand All - Collapse All Summary

Action Required	Critical								
1094.	The appraiser's name is on the Exclusionary List								
<table border="1"><thead><tr><th>Pre</th><th>Post-Review </th></tr></thead><tbody><tr><td>-</td><td><table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table></td></tr></tbody></table>	Pre	Post-Review	-	<table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table>	Y	C	N	-	<div>Appraiser Comment</div> <div>Elon Reeve Monday, December 4, 2017 3:17 PM CST Please see updated exclusionary list.</div> <div>Action/Comments (0)</div> <div></div>
Pre	Post-Review								
-	<table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table>	Y	C	N	-				
Y	C	N	-						

Action Required	Subject								
1000.	The borrower's property address, APN/legal, Contract Price, or Date of Contract does not match the 1003 or order form								
<table border="1"><thead><tr><th>Pre</th><th>Post-Review </th></tr></thead><tbody><tr><td>-</td><td><table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table></td></tr></tbody></table>	Pre	Post-Review	-	<table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table>	Y	C	N	-	<div>Check 1003 or Order Form Address: 18022 Norwood Oaks Dr, Spring, TX 77379 Legal: Lot 7, Block 2, Terravista, Sec 1 Assessor Parcel: 1282870020007 Tax Year: 2015 Real Estate Taxes: 10439 Contract Price: Date of Contract:</div> <div>Appraiser Comment</div> <div>Elon Reeve Monday, December 4, 2017 3:17 PM CST I've provided an addendum which explains this.</div> <div>Action/Comments (0)</div> <div></div>
Pre	Post-Review								
-	<table><tr><td>Y</td><td>C</td><td>N</td><td>-</td></tr></table>	Y	C	N	-				
Y	C	N	-						



RealView

Analyze reports for compliance, completeness, and consistency compared to industry guidelines and your customized rule set.

Enable RealView Bridge

LEARN MORE

Get started today - [see instructions here](#).

Or, contact your account manager and we'll be happy to help.