

SUBJECT PROPERTY

Key Benefits

- **Condition Adjusted Valuation**
- **Subject Photos**
- **Area Sales**
- **Real-Time View**
- **Cost-Effective**

Frequently Asked Questions

- Q: What is the turn-time for the report?
 A: The turn-time is between 3 to 5 business days, dependent upon the time taken for the exterior property inspection to be completed.
- Q: Who is responsible for the exterior property inspection?
 A: A professional, nationwide and independent property inspection firm.

Interthinx® has bridged the gap between professional services and automated solutions.

CVM is a human-powered Conditioned Valuation Model that combines a professional third-party exterior property inspection with the robust data and analytics of an automated valuation model (AVM). Usage of MLS data in the valuation model considers both the comparable sales and competing listings in the subject neighborhood and adds to the accuracy.

A new approach to property valuation; more accurate than an AVM, less expensive than a BPO.

This first of its kind integration of a real-time property inspection and analytics make the CVM more accurate and cost-effective than other solutions available today.



CVM Facts:

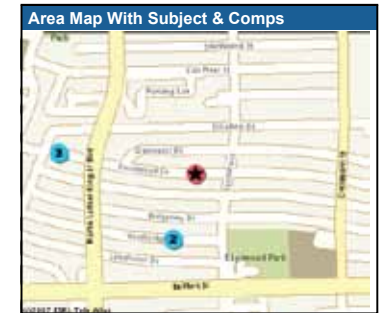
- Powerful valuation analytics factor property condition to produce an accurate, transparent property valuation.
- Data sources include MLS, County Tax Assessor and County Recorder data.
- CVM delivers a real-time view of subject and neighborhood condition, value and market price trends.

Notable Features

SUBJECT VALUATION Condition adjusted estimated value of the subject property. A highly accurate and industry accepted appraiser emulation valuation methodology is applied to the underlying Public and MLS data to deliver an estimated value based upon the closest and most similar subject comparables. The value is adjusted based upon the observed exterior subject condition and neighborhood. This combined intelligence makes this model more accurate than other valuation models in the industry.

COMPARABLE SALES Similar to a BPO or appraisal, three comparable properties that are closest and most similar are identified using intelligent market segmentation. Inclusion of MLS data in the comparable selection algorithm locates the most accurate comparables making the valuation model more accurate.

Subject Valuation	
Estimated Value:	\$352,400
Confidence Score:	81%
Value Range:	\$302,100 to \$402,700
Est. Value Change - Last Yr:	-\$20,877
Est. Value Change - Next Qtr:	-\$3,430

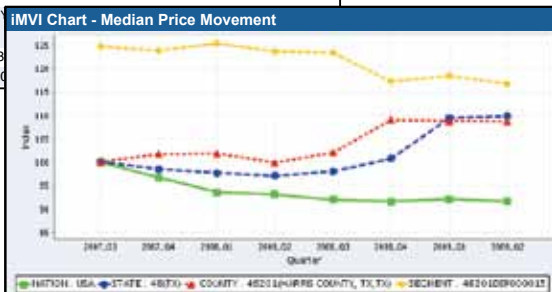


Subject valuation combined with real time photos of the subject property and surrounding area help provide confidence in portfolio value decisioning.

A hybrid of past sales and present MLS data is used within the analytics to provide a powerfully accurate valuation.

Subject			
123 FIVE LN, FIVETOWN, TN 55555-5555	555 HOMETWN AVE FIVETOWN, TN 55555	5555 FIVETOWN VALLEY RD, FIVETOWN, TN 55555	5555 FIVEMONTS RD, FIVETOWN, TN 55555
0.45	0.49	1.59	
FIVEWOOD ANYTOWN SUBDIV	HAPP		
999999 09900	118		
99099099900	990		

NEIGHBORHOOD INTEL AND RECENT SALES Comprehensive statistics of the subject property's neighborhood, along with the recent sales details and average neighborhood sales price, provide insight into the current market condition.



MARKET VOLATILITY INDEX iMVI™ precisely reports on the median trend starting at the national level down to the subject's neighborhood.

EXTERIOR INSPECTION REPORT Comprehensive property rating completed by an inspector during the onsite property inspection provides the following:

- A measure of the exterior condition of the property and neighborhood.
- Latest exterior photos of the subject property and street scene taken during the inspection.
- Comments on unusual circumstances and/or issues.

Condition of Exterior of Property:			
Good (well-maintained or newer home)			
10 <input type="radio"/>	9 <input checked="" type="radio"/>	8 <input type="radio"/>	7 <input type="radio"/>
Fair (in early stages of neglect but habitable)			
6 <input type="radio"/>	5 <input type="radio"/>	4 <input type="radio"/>	
Poor (obvious signs of neglect; uninhabitable without repairs)			
3 <input type="radio"/>	2 <input type="radio"/>	1 <input type="radio"/>	
Other (Please list in notes)			
Other <input type="radio"/>			



Real-time photos of exterior and surrounding conditions are provided with a report providing added visual and written viability to the conditioned valuation model.

Call 800-333-4510 for more information.

