



Automated Valuation Models (AVMs)

Fast property valuations help reduce loan risk


Advantage Credit offers Automated Valuations Model solutions from Fidelity National Data Services. Our AVM product is the state-of-the-art in automated valuations, giving you the power to make fully informed decisions every time, with multiple, statistically proven analytical models to provide exceptionally accurate valuations, safely and securely, for over 85% of properties nationwide.

Ordering is simple! Just log on to Advantage Online at AdvantageCredit.com, select "AVM" under the Order section and input the subject property address. Volume pricing is available!

Contact us now for more information on this or any Advantage product or service!

Call 800-600-2510
Or visit
AdvantageCredit.com

Sample Report



Property Value Estimate Report

County Assessed Values

Land Value	
Improvement	
Total	\$95,610
Assessment Year	2005
APN	08-1S-29-1005-000-025
Property Use:	Single Family Residential

Abbreviated Legal Description

Block: 25 Subdivision: SUBDIVISION NUMBER: 1005 Map Ref: S-008-W Sec/Township/Range: SEC 08 TWN 1S RNG 29W LT 25 GRANDPOINTE PB 15 P 4 OR 4965 P 1440

Owner Information

Date	Price	Type
09/04/2002	\$115,000	Warranty Deed

Quick Score

Ownership	4 years
Notice of Default:	NO
Price Trend:	▲
REO Trend:	▼
Estimated LTV:	N/A
Multiple sales:	NO
Flood:	OUT- Zone: X
CONFORMING	
Silent Second:	NO
Estimated Value Range:	\$134,000-\$189,000
Estimated Current Value As of 10/02/2006	\$157,000

Comparable Sales Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Neighborhood
Address					
Sale Date		03/21/2006	10/11/2005	08/21/2006	
Sale Price		\$165,000	\$180,500	\$195,000	\$164,923
Living Area	1,416	1,590	1,746	2,214	1,426
Lot Size					
Bedrooms	0	0	0	0	
Baths	2	2.75	2.75	3	2
Year Built	1994	1994	1994	1995	1985
Distance		0.01	0.02	0.04	

Estimated Value

Estimated Current Value As of 10/02/2006 \$157,000 Estimated \$ Per SQFT \$111	Neighborhood Range: \$92,164-\$312,000 Neighborhood Average: \$164,923 Confidence Level High
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Benefits of ordering an Advantage Credit AVM:

- Currently available for properties in over 567 counties and 41 states nationwide
- Up to 15 comparable neighborhood sales and property characteristics
- High and low property value range
- Comparable location map indicating significant landmarks
- Confidence score ensuring accuracy of resulting valuation
- Available online, as well as by email, through a direct LOS connection or via batch processing
- Also available in an abbreviated format for batch processing – with value, value range and confidence factor