

User Supplied Data Summary

Address	12882 E ORELLY DR , SCOTTSDALE AZ 85259		
Borrower Name	MANNY PETE	Submitted Value Estimate (SVE)	\$650,000
Loan Amount	350,000	Date of Value	07-16-2007
Lien Position	FIRST	Value Type	OWNER ESTIMATE
Loan Purpose	REFI RATE	Property Type	SFR
LTV	54%	Occupancy	OWNER OCCUPIED
CLTV	54	Mortgage Insurance	NO
Seller Name	NOT SUBMITTED	Credit Score	NOT SUBMITTED
Customer Ref #1	LOAN-47328	AVM Purchased	VEROVALUE

SUBJECT RISK SCORE 98
MARKET RISK SCORE 96

94
COLLATERAL INTEGRITY SCORE
SPC
75.28%
MPC
50.16%
SF
0
MFR
14.93%
FORECAST
STABLE
Navigation Dashboard
[SUBJECT PROPERTY MAP](#) [AREA SALES MAP](#) [NEARBY PROPERTIES MAP](#)
[SUBJECT RISK](#) [MARKET RISK](#) [AREA SALES](#) [NEARBY PROPERTIES](#) [MARKET ANALYSIS](#)
Subject Risk Summary

Risk Factor Action

Priority	Description
2	An AVM valuation was not purchased with this report (no independent valuation check).

Most Recent Transfer: Sale Price	\$423,900	Over-Valuation Risk	MINIMAL
Most Recent Transfer: Sale Date	05/28/2003	AVM Value	742,000
Price Change: Sale Price To SVE	NOT SUBMITTED	Price Change: AVM To SVE	NOT PURCHASED
Price Change: Prior 2 Sales w/in 3 years	NOT AVAILABLE	AVM Value / Median Value	NOT PURCHASED
Sales in the Last: 3 months	0	SVE / Median Value	NOT SUBMITTED
Sales in the Last: 6 months	0	LTV:AVM Value	NOT PURCHASED
Sales in the Last: 1 year	0	LTV: SVE	NOT AVAILABLE
Sales in the Last: 3 years	0	Price / SQ FT: AVM Value	NOT PURCHASED
Sales in the Last: 5 years	1	Price / SQ FT: SVE	NOT SUBMITTED
Foreclosures in the Last: 1 year	0	Living Area / Median Living Area	0.98
Foreclosures in the Last: 3 years	0	Lot Size / Median Lot Size	0.88
Price Change Warning: 1 year		Year Built / Median Year Built	1.00
Price Change Warning: 3 years		Bedrooms / Median Bedrooms	
Price Change Warning: 5 years		Bathrooms / Median Bathrooms	0.78
Seller is Recorded Owner	NOT SUBMITTED	Occupancy Status	NOT SUBMITTED

Market Risk Summary



Risk Factor Action

Priority	Description
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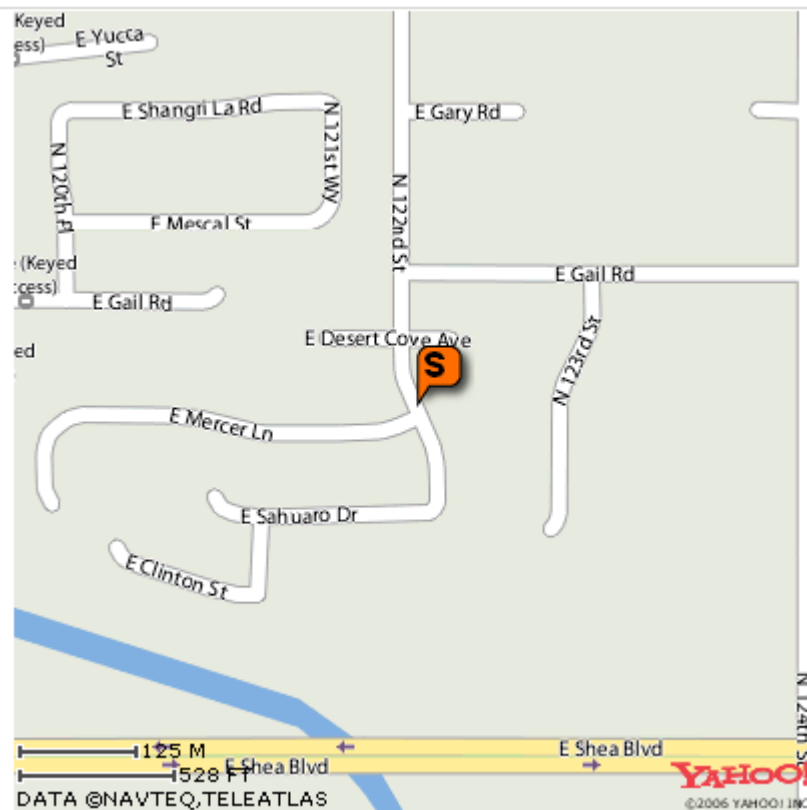
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|---|---|
| 2 | Subject market area has experienced rapid appreciation over the past three years. |
| 2 | Subject market area has experienced rapid appreciation over the past five years. |

Foreclosures in the Last: 1 year	10	Transfer Activity: 1 year	67
Foreclosures in the Last: 3 years	11	Transfer Activity: 3 years	495
Foreclosures in the Last: 5 years	13	Transfer Activity: 5 years	921
Foreclosures / Sales: 1 year	14.93%	Zip Code Price Change: 1 year	-6.33%
Foreclosures / Sales: 3 years	2.22%	Zip Code Price Change: 3 years	50.16%
Foreclosures / Sales: 5 years	1.41%	Zip Code Price Change: 5 years	75.52%
Neighborhood Indicator	UNKNOWN	Median Living Area	3,050
Occupancy: Owner Occupied	%	Median Lot Size	10,625
Occupancy: Non-Owner Occupied	%	Median Year Built	2000
Land Use: SFRs	88.56%	Median Bedrooms	
Land Use: Condominiums	11.44%	Median Bathrooms	4.50
Land Use: Mobile Homes	0.00%	Median Price / Median Sq Ft	\$272.13
Forecast	STABLE	Market Volatility	MODERATE

Subject Property: Location Map



Subject Address: **12882 E ORELLY DR, SCOTTSDALE, AZ 85259-3736**



Subject Property: Ownership, Assessment and Legal Description

Owner Name	MANNY PETE		
Property Address	12882 E ORELLY DR		
Mailing Address	12882 E ORELLY DR		
County Name	MARICOPA		
CBSA Code / Name	38060 / PHOENIX-MESA-SCOTTSDALE, AZ		
Census Tract	216825		
Assessed Year	2007	Assessor Parcel Number	21719505
Assessed Value: Imp's	\$46,440	Tax Code Area	481401
Assessed Value: Land	\$11,610	Tax Amount	
Assessed Value: Total	\$58,050	Delinquent Year	
Market Value: Imp's	\$464,400	Homeowners Exemption	
Market Value: Land	\$116,100	Tract Number	
Market Value: Total	\$580,500	Subdivision Name	EAGLE RIDGE NORTH
Legal Description	PARCEL 4-D AT SCOTTSDALE MOUNTAIN MCR 368/39		

Subject Property: Physical Description and Characteristics

Land Use	SFR	Buildings: Count		Style	
Living Area	2,979	Units: Count		Const: Type	
Lot Size	9,360	Stories: Count	1	Walls: Exterior	WOOD
Year Built	1994	Zoning		Roof: Type	TILE
Bedrooms		Basement		Heating: Type	FORCED AIR
Bathrooms	3.50	Foundation		A/C: Type	
Total Rooms	9	Garage	3	Pool	
		Spaces: Count	3	Fireplace	

Subject Property: Deed / Transfer History

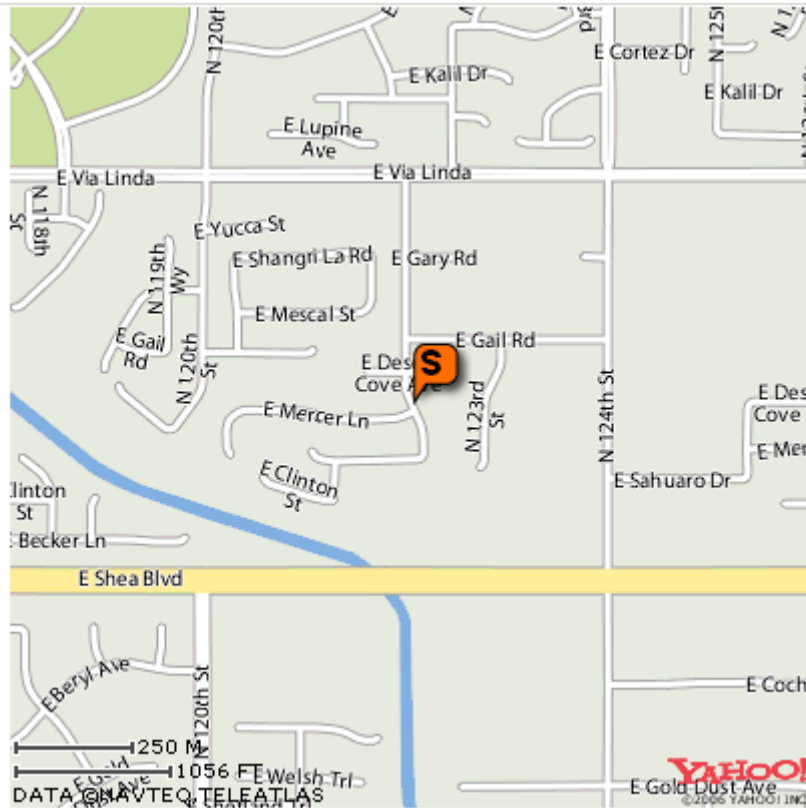
Transfer Date	05/28/2003	Transfer Type	CONVENTIONAL
Transfer Value	\$423,900	Loan Type	
Document Number	2003 0673259	Rate: Interest	
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$239,000
Vesting Type		Loan Amount: 2nd	
Lender Name	CITIMORTGAGE INC		
Buyer Name	MANNY PETE		
Seller Name	EMERSON, STEVEN L		
Transfer Date	08/22/2000	Transfer Type	CONVENTIONAL
Transfer Value	\$384,900	Loan Type	
Document Number	2000 0643580	Rate: Interest	8.39%
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$307,900
Vesting Type	COMMUNITY PROPERTY	Loan Amount: 2nd	
Lender Name	WASHINGTON MUTUAL BANK FA		
Buyer Name	EMERSON, STEVEN L		
Seller Name	BYERS, LANNY D		
Transfer Date	12/06/1994	Transfer Type	CONVENTIONAL
Transfer Value	\$279,463	Loan Type	
Document Number	94 0855083	Rate: Interest	
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$251,800
Vesting Type	JOINT TENANTS	Loan Amount: 2nd	
Lender Name	INTERLINK MTG CORP		
Buyer Name	BYERS, LANNY D		
Seller Name	SCOTIA JOINT VENTURE		

Area Sales: Location Map



Subject Address

12882 E ORELLY DR, SCOTTSDALE, AZ 85259-3736



Area Sales: Summary Information



	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	1997 N 145TH WAY	1.15	\$726,000	05/11/2007	2,235	8,750		3.50	2003
2	2035 E SHANGRI LA RD	1.12	\$665,000	05/08/2007	3,253	8,001		3.50	1991
3	3103 E LUPINE AVE	0.92	\$740,000	05/04/2007	2,786	11,553		3.50	1996
4	4061 E LUPINE AVE	0.20	\$656,000	04/30/2007	2,221	8,128		3.50	2002
5	5482 N 136TH PL	0.49	\$940,000	04/27/2007	3,521	10,982		4.50	1996
6	1744 N 137TH ST	0.16	\$765,000	04/19/2007	2,847	12,289		3.50	1994
7	2572 N 145TH WAY	0.96	\$940,000	04/17/2007	3,579	10,239		5.50	2004
8	3504 E CHARTER OAK DR	0.87	\$1,150,000	04/16/2007	3,579	11,857		5.50	2004
9	4660 E SHAW BUTTE DR	0.33	\$525,000	04/12/2007	2,242	7,069		3.00	1999
10	5560 N 146TH WAY	1.08	\$770,000	04/02/2007	2,610	9,904		3.50	2005
11	1129 E YUCCA ST	1.06	\$715,000	03/30/2007	3,628	9,978		4.00	1990
12	2942 N 132ND PL	0.81	\$1,825,000	03/29/2007	5,008	24,005		5.50	2001
13	3380 E GERONIMO RD	0.61	\$830,000	03/29/2007	2,630	9,310		3.50	2002
14	4756 E LAUREL LN	0.18	\$620,000	03/26/2007	2,769	7,900		3.50	1996
15	5767 E CHARTER OAK DR	0.38	\$815,000	03/23/2007	2,782	10,402		3.50	1996
16	1114 E DESERT COVE AVE	0.45	\$840,000	03/21/2007	3,705	11,422		3.50	1997
17	2514 E WETHERSFIELD RD	0.82	\$900,000	03/13/2007	3,735	13,003		5.50	2003
18	3344 E SUMMIT DR	0.56	\$1,800,000	03/06/2007	4,547	22,846		6.50	2001
19	4234 E PARADISE DR	0.79	\$2,150,000	03/05/2007	6,016	38,220		6.50	2004
20	5627 E COLUMBINE DR	0.45	\$1,025,000	03/02/2007	3,214	9,985		3.50	1994

Area Sales: Detailed Information

1 1997 N 145TH WAY

Distance (MI): **1.15**



Assessor Parcel Number	17615591		
Owner Name	SUMMA JOHN A		
Legal Description	HIDDEN HILLS PHASE 2 UNIT 1 MCR 535-11		
Land Use	SFR	Living Area	2,235
Zoning		Lot Size	8,750
Assessed Year	2007	Year Built	2003
Assessed Value: Imp's	\$41,160	Bedrooms	
Assessed Value: Land	\$10,290	Bathrooms	3.50
Assessed Value: Total	\$51,450	Total Rooms	7
Basement		Garage	2
Stories: Count	1	Spaces: Count	2

Transaction History

Transfer Date	05/11/2007	Transfer Type	CONVENTIONAL
Transfer Value	\$726,000	Loan Type	ADJUSTABLE
Document Number	2007 0553115	Rate: Interest	6.37%
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$580,800
Vesting Type		Loan Amount: 2nd	
Lender Name	CFS MORTGAGE CORP		
Buyer Name	SUMMA, JOHN A		
Seller Name	CARTUS FINANCIAL CORP, BRENT; IRENE		
Transfer Date	02/08/2006	Transfer Type	CONVENTIONAL
Transfer Value	\$670,000	Loan Type	
Document Number	2006 0183741	Rate: Interest	
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$400,000
Vesting Type	COMMUNITY PROPERTY	Loan Amount: 2nd	
Lender Name	CITIMORTGAGE INC		
Buyer Name	LISTER, BRENT; LISTER, IRENE		
Seller Name	BERTINO, JAMES; SUZANNE M		
Transfer Date	11/17/2003	Transfer Type	CONVENTIONAL
Transfer Value	\$371,107	Loan Type	
Document Number	2003 1581950	Rate: Interest	
Deed Type	WARRANTY DEED	Loan Amount: 1st	\$140,000
Vesting Type	JOINT TENANTS	Loan Amount: 2nd	
Lender Name	HFS MORTGAGE LLC		
Buyer Name	BERTINO, JAMES; BERTINO, SUZANNE M		
Seller Name	GOLDEN HERITAGE HOMES INC		

**2-20 Area Sales: Detail Information is available in the full report.
It has been deleted here to minimize the sample file size.**

Nearby Properties: Detailed Information

1 13901 E LAUREL LN

Distance (MI): **0.00**



Assessor Parcel Number	21719512				
Owner Name	MILLER SCOTTY G				
Legal Description	PARCEL 4-D AT SCOTTSDALE MOUNTAIN MCR 368/39				
Land Use	SFR	Living Area	2,523	Style	
Zoning		Lot Size	11,564	Const: Type	
Assessed Year	2007	Year Built	1994	Walls: Exterior	WOOD
Assessed Value: Imp's	\$42,600	Bedrooms		Roof: Type	TILE
Assessed Value: Land	\$10,650	Bathrooms	3.50	Heating: Type	FORCED AIR
Assessed Value: Total	\$53,250	Total Rooms	8	A/C: Type	
Basement		Garage	GARGAGE	Pool	
Stories: Count	1	Spaces: Count	2	Fireplace	

Transaction History: Most Recent Sale

Transfer Date	07/14/2005	Transfer Type	CONVENTIONAL
Transfer Value	\$700,000	Loan Type	
Document Number	2005 0968871	Rate: Interest	
Deed Type	WARRANTY DEED	Loam Amount: 1st	\$300,000
Vesting Type	JOINT TENANTS	Loan Amount: 2nd	\$330,000
Lender Name	CHOICE ONE MORTGAGE		
Buyer Name	MC CONNELL, MARGARET E; MILLER, SCOTTY G		
Seller Name	ANN B; ANN B		

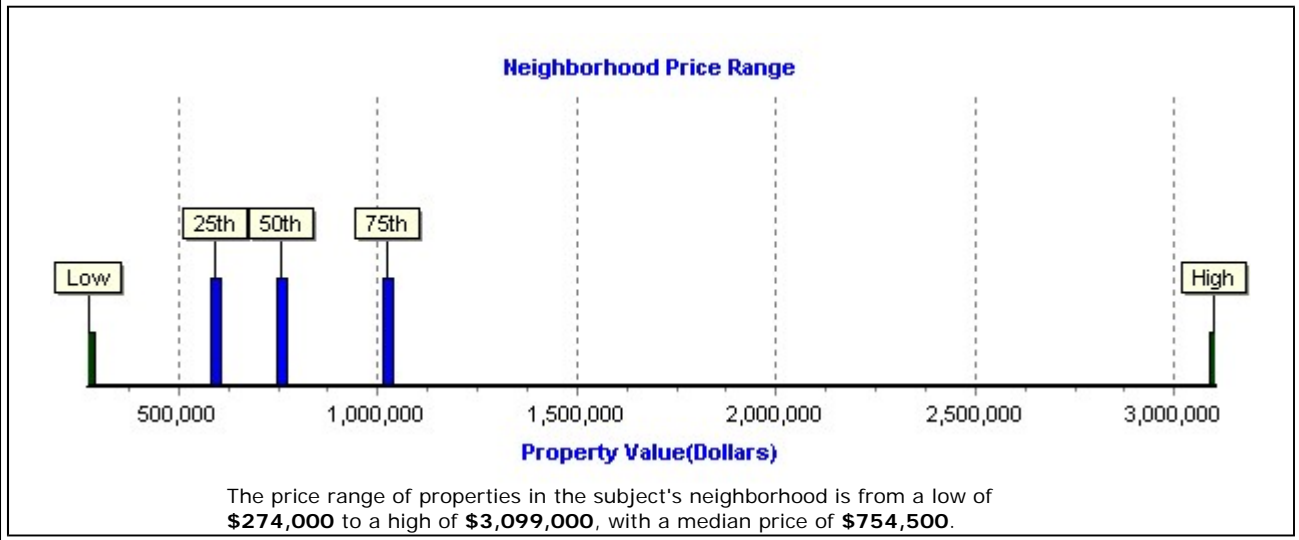
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Market Analysis



	LOW	MEDIAN	HIGH	SUBJECT
Living Area	1,612	3,050	8,808	2,979
Lot Size	1,039	10,625	130,680	9,360
Year Built	1988	2000	2006	1994
Bedrooms				
Bathrooms	2.50	4.50	9.00	3.50
Price per Sq Ft: Living Area	\$197	\$294	\$482	
Price per Sq Ft: Lot Size	\$50	\$78	\$123	
Price per Room: Bedroom				
Price Range: 1 year	\$522,500	\$830,000	\$2,500,000	
Price Range: 3 years	\$326,000	\$780,000	\$3,700,000	\$423,900
Price Range: 5 years	\$80,000	\$675,000	\$3,700,000	
	COUNT	CHANGE: LOW	CHANGE: HIGH	SUBJECT
Properties that Sold Twice in 1 year	0			
Properties that Sold Twice in 3 years	83	-37.00%	91.00%	
Properties that Sold Twice in 5 years	189	-50.00%	123.00%	

Neighborhood Price Range



Area Price Trends

