

Identify, Quantify and Manage Collateral Risk

When knowing really does make a difference

The Collateral Integrity Analysis (CIA) report utilizes the latest technology to analyze, detect and accurately identify high-risk properties, market areas, and transactions while minimizing costly false positives. The CIA report provides the mortgage banking industry with powerful and supportive information, vital in identifying fraudulent or high risk real estate transactions, prior to critical business decisions involving origination, acquisition, servicing, or loss mitigation strategies.

Real estate risk and fraud are on the rise placing an increasing burden on the mortgage banking industry to manage these risks to protect and grow the bottom line. Veros' collateral risk management tools help identify and quantify risks enabling smarter, safer and more profitable decisions.

Veros' Collateral Integrity Analysis report applies state-of-the-art analytics to all aspects of specific property, local and regional market dynamics, including historic price trends, forecasting analysis, and the complexities of fraudulent behavior. The resulting analysis and information are reconciled to provide a series of predictive scores that are highly correlated to the likelihood of risky or poor loan performance due to collateral

fraud, early payment default, or other associated mortgage risk. The report also includes pertinent actionable items to efficiently direct review efforts in the verification of findings.

Dramatically Improve your Processing

Collateral Integrity Analysis provides a wealth of information to efficiently direct and streamline workflow. With valuable and proven scores, such as the Collateral Integrity Score, risk can be quantified up front and processes tailored to only those steps absolutely required to confirm findings; efficiencies are increased, costs are lowered and decisions are simply better and more profitable.

Collateral Integrity Analysis Report

The Collateral Integrity Analysis report is presented in an easy to use format with a summary page encapsulating all major findings to save you time. The market proven metrics include the Subject Risk Score, the Market Risk Score, the combined Collateral Integrity Score, among others that provide a comprehensive snapshot of market conditions. Following the summary page, the CIA report provides detailed property information for a number of recent sales and local properties, maps, graphs and other market analysis to support and confirm findings.



1 SUBJECT RISK SCORE: 89
MARKET RISK SCORE: 97
COLLATERAL INTEGRITY SCORE: 93
SFC: N/A | MFC: 8% | SF: 0 | MFR: 2% | FORECAST: STABLE

2 Subject Risk Summary
SUMMARY OF HIGHEST SUBJECT PROPERTY RISK FACTORS
SUBJECT RISK IS LOW

MARKET PRICE CHANGE 3 YRS	50%	OVERVALUATION RISK	LOW
TRANSFER ACTIVITY 3 YRS	0	MIN VALUE	\$800,000
SUBJECT FORECLOSURE 3 YRS	0	LTV / USER SUPPLIED VALUE	0%
SUBJECT FORECLOSURE 6 YRS	0	LTV / MIN VALUE	00%
MOST RECENT SALES PRICE	\$100,000	PRICE / SQ FT - MIN VALUE	\$400
MOST RECENT SALES DATE	25-SEP-2007	PRICE / SQ FT - USER SUPPLIED VALUE	\$400
PRICE CHANGE 4 MONTHS VALUE	-1%	MULTIPLE SALES IN PAST 90 DAYS	0
DP CODE PRICE CHANGE	50%	SELLER IS RECORDED IN MULTIPLE SALES	0

3 Market Risk Summary
SUMMARY OF HIGHEST MARKET RISK FACTORS
MARKET RISK IS LOW
YRS. YEARS OF RATED APPRECIATION APPEARS TO BE STABILIZED:

NUMBER OF FORECLOSURES 3 YRS	1	TRANSFER ACTIVITY 1 YR	56
MARKET FORECLOSURE RATE 3 YRS	2%	MARKET PRICE CHANGE 1 YR	24%
PRE FORECLOSURE ACTIVITY INDEX	1	TRANSFER ACTIVITY 3 YRS	140%
N OF HOUSHOLD SALES	2%	MARKET PRICE CHANGE 3 YRS	50%
RURAL INDICATOR	NO	TRANSFER ACTIVITY 6 YRS	470%
% OF HOMES OCCUPIED	77%	MARKET PRICE CHANGE 6 YRS	119%
% OF RENTER OCCUPIED	27%	FORECAST	STABLE
% OF SFH	66%	AVERAGE PRICE / SQ FT	\$400
% OF CONDOS	32%	MARKET VOLATILITY	STABLE

4 Market Risk Detail
2333 N BROADWAY, ORANGE, CA 92668-3038

5 Area Sales Summary
UP TO 20 AREA SALES WILL BE INCLUDED

ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
249 E DEL RAY PLAYA AVE	0.42	\$950,000	16-AUG-2006	1,858	8,000	3	2.00	1969
154 W IRIS AVE	0.36	\$840,000	15-AUG-2006	1,415	7,000	3	2.00	1963
7012E GOLDENWOOD AVE	0.31	\$650,000	15-AUG-2006	1,283	6,400	3	2.00	1962
68 E VIEW BAY LN	0.30	\$639,000	07-AUG-2006	1,831	9,052	4	2.00	1972
E 2005 E JASMINE AVE	0.38	\$705,000	04-AUG-2006	1,284	9,357	3	2.00	1960
F 190 E GLENWOOD AVE	0.35	\$590,000	31-JUL-2006	1,743	8,522	4	2.00	1969

6 Nearby Properties Summary

ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
122 E DANBURY ST	0.29	\$600,000	16-AUG-2006	1,668	8,000	3	2.50	1973
143 W GREENWAY AVE	0.48	\$620,000	11-AUG-2006	1,415	7,000	3	2.50	1963
10 E GREYSTONE AVE	0.51	\$570,000	10-AUG-2006	1,283	6,400	3	2.50	1962
805 E STUBBINS LN	0.50	\$668,000	07-AUG-2006	1,831	9,052	4	2.50	1972
3577 E MARYVILLE AVE	0.61	\$705,000	04-AUG-2006	1,284	9,357	3	2.50	1960
190 E GORHAM AVE	0.36	\$590,000	31-JUL-2006	1,743	8,522	4	2.50	1969

7 Market Analysis

TOTAL AREA SALES	\$12,195,000	MEDIA YEAR BUILT:	1962
MEDIAN LOT SIZE	7,879 SF	AGE RANGE:	29 YEARS TO 67 YEARS
MEDIAN LIVING AREA	1231 SQ FT	MEDIAN AGE:	42 YEARS
PRICE RANGE 1 YR	\$504,000 TO \$795,000	% OWNER OCCUPIED:	73%
PRICE RANGE 3 YRS	\$582,000 TO \$785,000	% RENTER OCCUPIED:	25%
AVERAGE VALUE	\$599,000	% STR:	86%
MEDIAN VALUE:	\$605,000	% CONDOS:	32%
MEDIAN # OF BEDROOMS:	3		
MEDIAN # OF BATHS:	3		

1 Risk Scoring

CIA provides three risk scores for specific process routing and decision making.

- The Subject Risk Score encapsulates and summarizes the analysis of the subject property into a single numeric score ranging from a low of 0 (severe risk) to a high of 100 (low risk).
- The Market Risk Score encapsulates and summarizes the analysis of the subject's market area into a single numeric score ranging from a low of 0 (severe risk) to a high of 100 (low risk).
- The Collateral Integrity Score encapsulates and reconciles the analysis of all risks to the lender or investor into a single numeric score ranging from a low of 0 (severe risk) to a high of 100 (low risk).

2 Subject Risk Summary

Pertinent metrics and analysis of the subject property are provided in the Subject Risk Summary – including a list of actionable items used to direct efficient and important due diligence.

3 Market Risk Summary

Pertinent metrics and analysis of the subject's market area are provided in the Market Risk Summary – including a list of actionable items used to direct efficient and important due diligence.

4 Subject Information

Detailed information, including physical characteristics, legal descriptions, and financial transaction history, about the subject property used to support and confirm reported data from other valuation sources.

5 Area Sales

Detailed information on the most recent sales, up to 20, within the subject's market area. Each property is listed with detailed physical information as well as a complete transaction history.

6 Nearby Properties

Detailed information on up to 20 properties located nearest to the subject property. Each property is listed with detailed physical information as well as a complete transaction history.

7 Market Analysis

Analysis and findings of market conditions within the subject's market area. Information includes the distribution of market characteristics, values and historic price trends.