



## Home Value Explorer

### Streamlining the collateral valuation process

Home Value Explorer® (HVE®) is a Freddie Mac automated valuation model (AVM) that generates an estimate of property value in seconds. HVE simplifies the mortgage process by streamlining the collateral valuation cycle. For more than 20 years, Freddie Mac has effectively employed AVMs internally for its own risk and portfolio management. Lenders and real estate professionals who need fast, accurate value estimates can benefit from the proprietary data, modeling expertise, industry knowledge and long-standing reputation that Freddie Mac and HVE bring to the market.

#### Key Benefits

- Generates fast and accurate valuations.
- Provides Confidence Scores that are easy to interpret and are statistically based on the Forecast Standard Deviation (FSD).
- Leverages Freddie Mac's modeling expertise and industry knowledge.
- Rated consistently as a top AVM in the industry for coverage, accuracy, and reliability.
- HVE point value estimates can be used to determine the property value for Relief Refinance Mortgages<sup>SM</sup> for certain 1- or 2-unit properties.

#### Key Features

- Provides extensive coverage of all 50 states and the District of Columbia, including more than 3,100 counties.
- Employs a database of more than 81 million property addresses obtained from national data repositories and the Freddie Mac loan portfolio.
- Includes values for properties in nondisclosure states using data from the Freddie Mac loan portfolio.
- Returns a valuation hit on a national average of 80 percent of all properties submitted. If prior sales information is provided, hit rates are even higher.
- Utilizes a unique Freddie Mac proprietary algorithm that blends model estimates returned by our repeat sales model and our hedonic model into a single product.
- Provides the HVE point value estimate, with additional related feedback data elements, at no additional cost, to help identify potentially inflated appraisal values that may need additional review early in the origination process.

## Home Value Explorer Sample Report

A sample HVE report is provided below. The actual format will vary based upon the distributor.

**Property Address:** 9010 LARENT DRIVE **City:** DURHAM **State:** NC **Zip:** 27704

**Model Type**                      **Low**                      **Point**                      **High**                      **Score**                      **FSD**  
 HVE                                  \$119,716                      \$133,269                      \$148,357                      H                                  0.110

### REPORT RECENT SALES/COMPARABLES

Address	City	County	State	Zip	Mrtg Trans Type	Sale Date	Price	Living Area	Lot Size	Bed	Bath	Units	Year Built	Assesd Tax	Ppty Tax	Pool	Garage	APN	Code Std	Code	CostPer SqFt	Lat	Long	Distance
9010 LARENT DR	DURHAM	O63	NC	27704				1481	18468	3	2.00	1	1988	\$148,617	\$1,854		N	146957	RSFR			36.16996	78.91372	
<b>Proximity Based Results</b>																								
9024 LARENT DR	DURHAM	O63	NC	27704	S	2010-09-02	\$146,000	1529	14068	3	1.00	1	1989	\$138,954	\$1,733		Y	146968	RSFR	R-10	\$95	36.16012	78.91391	0.0362
23456 SANDRA DR	DURHAM	O63	NC	27704	S	2010-08-02	\$154,500	1499	17989	3	2.00	1	1978	\$144,380	\$1,801		N	146875	RSFR		\$103	36.16906	78.9153	0.0395
217 HILLSMOUNT DR	DURHAM	O63	NC	27704	S	2010-08-02	\$157,000	1503	18642	3	3.00	1	1988	\$146,122	\$1,823		Y	146775	RSFR	R-10	\$104	36.16835	78.9144	0.0568
978 CLOVER LN	DURHAM	O63	NC	27704	S	2010-10-02	\$145,000	1215	10671	3	2.00	1	2000	\$139,400	\$1,739		Y	146658	RSFR		\$119	36.16763	78.91839	0.3047
11001 WELLER SIDE DR	DURHAM	O63	NC	27704	S	2010-11-02	\$129,500	1246	12239	3	1.00	1	1972	\$119,201	\$1,487		Y	146552	RSFR		\$104	36.16239	78.91642	0.4511
3 CITY DR	DURHAM	O63	NC	27704	S	2010-12-02	\$137,000	1385	13589	3	2.00	1	1978	\$137,937	\$1,721		Y	146448	RSFR	R-10	\$99	36.16158	78.9149	0.5374
24 GRASS LN	DURHAM	O63	NC	27704	S	2010-10-02	\$116,000	1475	13502	3	2.00	1	1957	\$134,802	\$1,681		Y	146332	RSFR	R-10	\$79	36.16091	78.90319	0.6085
52 GRASS LN	DURHAM	O63	NC	27704	S	2010-10-02	\$115,000	1083	19993	2	1.00	1	1948	\$88,724	\$1,106		Y	146224	RSFR		\$106	36.1671	78.90974	0.7086
251 SOUTH ST	DURHAM	O63	NC	27704	S	2010-10-02	\$110,000	1139	14112	2	2.00	1	1959	\$112,880	\$703		Y	146315	RSFR	R-10	\$97	36.16829	78.90789	0.7925
9 LINDEN ST	DURHAM	O63	NC	27704	S	2010-11-02	\$124,500	1074	13895	2	1.00	1	1957	\$103,228	\$643		Y	146178	RSFR		\$116	36.16136	78.90303	1.2498

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### Learn more about Home Value Explorer

- Visit [FreddieMac.com/hve](http://FreddieMac.com/hve)
- View a complete list of distributors at [FreddieMac.com/hve/distributors.html](http://FreddieMac.com/hve/distributors.html)