

FIELD EXPERT

Optimize your valuation process with Field Expert.

Superior Drive-by and Interior Field Valuations

Accurate valuations are a must, but sometimes there isn't enough time or resources to obtain a traditional drive-by appraisal or field review. Fortunately, you can get valuations that have the local insight and quick turnaround times of broker price opinions (BPOs) with a higher degree of accuracy and consistency. LPS Applied Analytics offers Field Expert, which combines the company's valuation knowledge and industry-leading valuation module with the expertise of highly qualified local real estate professionals. The results are fast, precise valuations that meet your origination, secondary market, or servicing valuation needs – and these same results provide the perfect tool for confirming the accuracy and consistency of existing valuations.

How Does It Work?

A local, licensed real estate broker or agent visits the subject property and provides property information, market data, comparable listings and sales in the form of a Broker Price Opinion (BPO). Then, one of LPS Applied Analytics' expert quality control analysts reviews the local information provided by the real estate broker, along with LPS Applied Analytics' own extensive data and research resources using our proprietary Field Expert valuation module, analyzing:

- Broker-provided subject property, local neighborhood, and comparable sales and listings data
- LPS Applied Analytics' proprietary rules-based, system driven appraisal adjustment model
- LPS Applied Analytics' proprietary valuation data
- Detailed, recent area closed comparable sales data
- Detailed, current area listings data

- Area maps and satellite images showing the subject property's proximity to comps and relevant area influences, such as: schools, highways, railroad tracks, airports, parks, golf courses, waterfronts, etc.
- Subject origination appraisal data (when provided)

LPS Applied Analytics' quality control analyst reconciles any discrepancies among the field data and LPS Applied Analytics' data resources using the Field Expert module, and if necessary, contacts the local agent directly to resolve BPO issues (e.g. improper comp selection, consideration of external influences, etc.). The result is a consistent and accurate final valuation estimate for the subject property.

What Does the Report Include?

The Field Expert report includes photos of the subject property and street; subject property and neighborhood information; gridded comparable sales and listing information with adjustments and MLS photos (when available); normal market valuation estimate; and quick sale valuation estimate.

Field Expert is also available with an interior inspection, including interior photos, detailed interior condition information and estimated cost to cure.

Why Choose Field Expert?

As housing markets become more and more unpredictable, providing accurate and timely valuations is now more important than ever before. Field Expert ensures that you receive the local knowledge and turnaround time of a BPO with maximum accuracy and consistency.



lpsAAsales@lpsvcs.com

800.282.1104

www.lpsvcs.com

www.hanqual.com