

SUPPORTABLE PROPERTY VALUATION



A Quick, Cost-Effective Desk Review

Identifying appraisals with high risk factors and inaccurate value conclusions can be costly and time consuming. With LandSafe Appraisal Risk Analysis (LARASM), you can reduce underwriting and field review delays, reduce cost and quickly assess the quality of the appraisal.

LARA produces an outstanding quantitative and qualitative appraisal evaluation. The potential risk is evaluated by applying a risk grade to the appraisal content, methodology and value opinion.

Assess risk potential

Professional staff review appraisers thoroughly examine the appraisal, comparables, adjustments, sales history, valuation methodology and valuation databases to determine risk potential. Risk is graded within reasonable tolerances on a scale of 1 to 5 as follows:

- 5 Excellent – Nominal appraisal risks (within 0-3% variance)
- 4 Good – Low appraisal risks (within 4-5% variance)
- 3 Average – Moderate appraisal risks (within 6-10% variance)
- 2 Fair – Revised LandSafe value provided (greater than 10% variance)
- 1 Poor – Undetermined value, recommendations provided

In addition to grading risk, use LARA to evaluate the risk of loan portfolios considered for purchase or sale and to provide property group risk grades.

Use LARA for collateral reviews

When submitting certain loan programs to Countrywide[®] Correspondent Lending Division (CLD), a LARA may be used in lieu of a field review* – reducing time, effort and expense.

- Streamlined appraisal review process
- Revised value returned
- Faster loan fundings
- Elimination of full field review requirement
- Easy online ordering through Platinum Lender Access or LandSafe.com Web sites
- Fast report delivery within 24 hours

If the original appraisal was ordered and completed by LandSafe, a LARA may not be required.

For more information or to establish an account, contact your Account Executive, call us toll-free at 877-LS-CLOSE (572-5673) or visit www.landsafe.com.

**Subject to meeting minimum CLD acceptable underwriting requirements.*



CUSTOMER SERVICE HOURS OF OPERATION
M – F, 7:00 a.m. to 7:15 p.m. CST
877-LS-CLOSE (572-5673)