

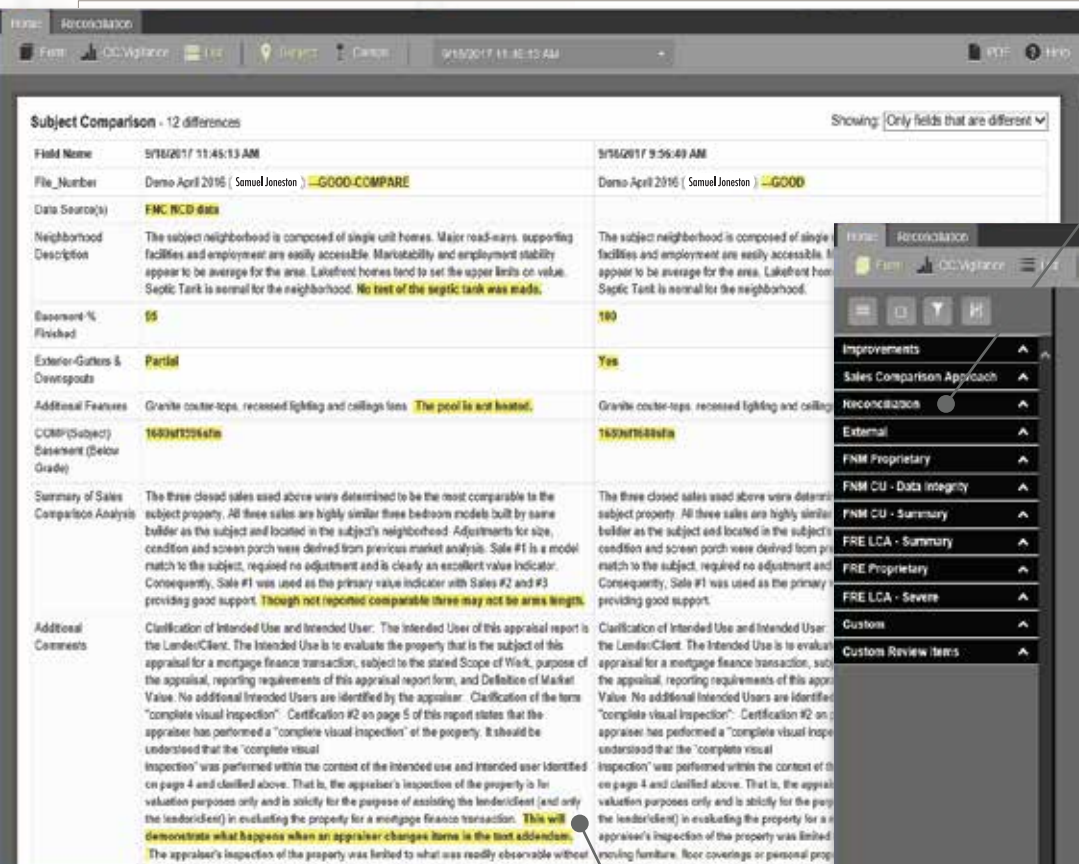


GAAR 360°

By combining workflow, data and analytics, CoreLogic | FNC's GAAR 360° provides state-of-the-art features designed to revolutionize the appraisal review experience — no other system delivers this level of excellence. GAAR 360° takes review a step farther by giving you the power to instantly resolve appraisal issues from your desktop. GAAR 360° is innovation at its finest.



RECONCILE. Easily review Fannie Mae, Freddie Mac, GAAR and Custom rule sets. With GAAR 360's reconciliation form, you will easily note your findings and send them back into your CMS.



Reconciliation

Showing: Only fields that are different

Field Name	5/16/2017 11:45:13 AM	5/16/2017 9:56:49 AM
File Number	Demo April 2016 (Samuel Joneston) GOOD-COMPARE	Demo April 2016 (Samuel Joneston) GOOD
Data Source(s)	FNC NCD data	
Neighborhood Description	The subject neighborhood is composed of single unit homes. Major road-ways, supporting facilities and employment are easily accessible. Marketability and employment stability appear to be average for the area. Likelihood homes tend to set the upper limits on value. Septic Tank is normal for the neighborhood. No text of the septic tank was made.	The subject neighborhood is composed of single facilities and employment are easily accessible. It appear to be average for the area. Likelihood Septic Tank is normal for the neighborhood.
Basement % Finished	05	100
Exterior-Gutters & Downspouts	Partial	Yes
Additional Features	Granite counter-tops, recessed lighting and ceiling fans. The pool is not listed.	Granite counter-tops, recessed lighting and ceiling
COMPS (Subject Basement (Below Grade))	1630412046	1630412046
Summary of Sales Comparison Analysis	The three closed sales used above were determined to be the most comparable to the subject property. All three sales are highly similar three bedroom models built by same builder as the subject and located in the subject's neighborhood. Adjustments for size, condition and screen porch were derived from previous market analysis. Sale #1 is a model match to the subject, required no adjustment and is clearly an excellent value indicator. Consequently, Sale #1 was used as the primary value indicator with Sales #2 and #3 providing good support. Though not reported comparable three may not be areas length.	The three closed sales used above were determined to be the most comparable to the subject property. All three sales are highly similar three bedroom models built by same builder as the subject and located in the subject's neighborhood. Adjustments for size, condition and screen porch were derived from previous market analysis. Sale #1 is a model match to the subject, required no adjustment and is clearly an excellent value indicator. Consequently, Sale #1 was used as the primary providing good support.
Additional Comments	Classification of Intended Use and Intended User: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Classification of the terms "complete visual inspection". Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is solely for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction. This will demonstrate what happens when an appraiser changes terms in the text addendum. The appraiser's inspection of the property was limited to what was readily observable without involving furniture, floor coverings or personal prop	Classification of Intended Use and Intended User: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. Classification of the terms "complete visual inspection". Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is solely for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction. The appraiser's inspection of the property was limited to what was readily observable without involving furniture, floor coverings or personal prop

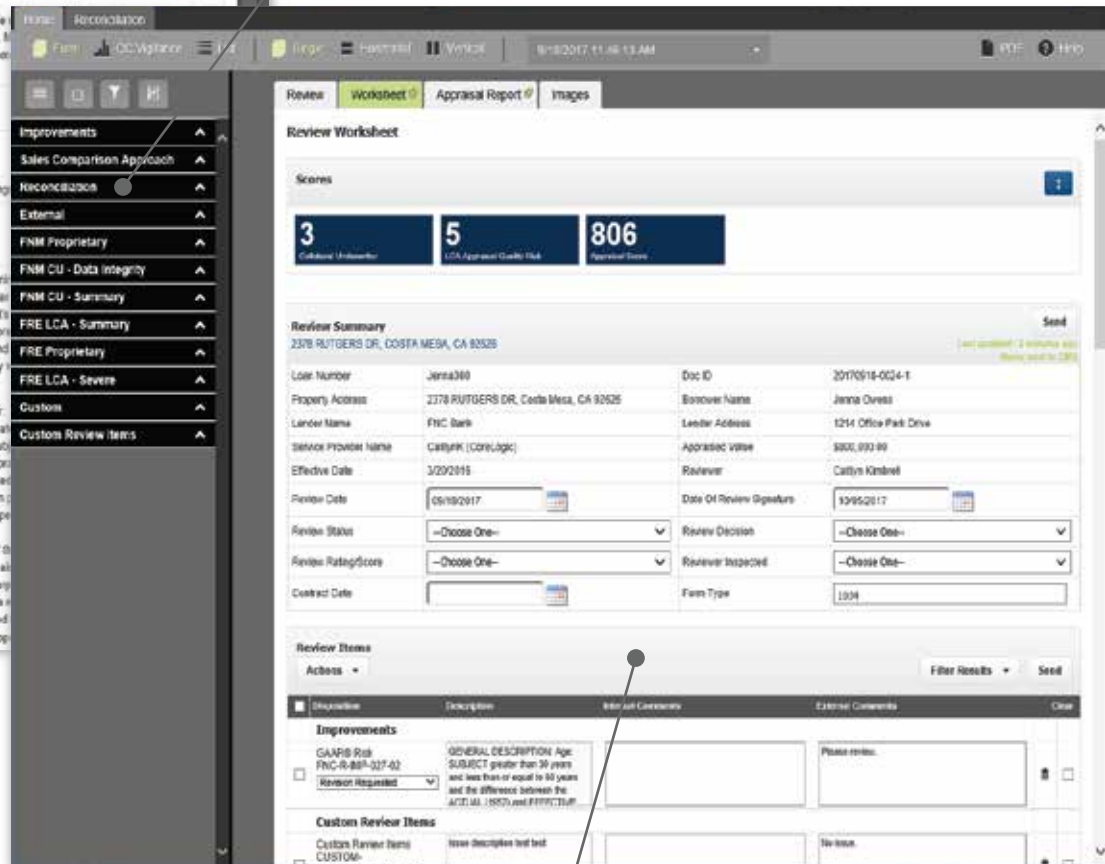
CONNECT. Want to reduce the time to close while remaining compliant? GAAR 360° may be the tool to take you there.

PAT BROWN
Senior Leader, Sales Operations
662.236.8180
patrickbrown@corelogic.com

1214 OFFICE PARK DRIVE
OXFORD, MISSISSIPPI 38655

WWW.FNCINC.COM

RESOLVE. Quickly compare two reports and compare the current appraisal to a revised appraisal to make certain that only the requested changes were made. Arrange the appraisals side by side on your monitor or top and bottom—choose the view that is right for you.



Reconciliation

Review Worksheet

Scores

3 (Global Underwrite) **5** (LTA Appraisal Credit Risk) **806** (Appraisal Score)

Reviewer Summary

2378 RUTGERS DR, COSTA MESA, CA 92626

User Number	Jenna380	Doc ID	20170518-0034-1
Property Address	2378 RUTGERS DR, Costa Mesa, CA 92626	Borrower Name	Jenna Owens
Lender Name	FNC Bank	Lender Address	1214 Office Park Drive
Service Provider Name	CoreLogic (CoreLogic)	Appraised Value	\$800,000.00
Effective Date	3/29/2016	Reviewer	Caitlyn Kimbrel
Review Date	05/16/2017	Date Of Review Signature	5/16/2017
Review Status	--Choose One--	Review Decision	--Choose One--
Review Rating/Score	--Choose One--	Reviewer Inspected	--Choose One--
Contract Date		Firm Type	1004

Review Items

Access	Description	Internal Comments	External Comments	Clear
Improvements	GAAR Risk FNC-R-888-027-02	GENERAL DESCRIPTION Age: SUBJECT greater than 30 years and less than or equal to 60 years and the difference between the ACTUAL 1987 and FUTURE 1987	Please review.	
Custom Review Items	Custom Review Items CUSTOM-	Issue description not set	Review	

REVIEW. CoreLogic | FNC's Worksheet technology simply works—to make your appraisal review more organized, more efficient, more thorough. Add rule firings or appraisal fields to your worksheet for follow-up review.