

Directory

OF PROPERTY VALUATION

SERVICING MANAGEMENT

Your Source For Valuation Information

Our annual directory is a comprehensive list of property valuation providers, offering information about valuable products and services.

ACRANET

113 Technology Dr., Pittsburg, PA 15275
Phone: (800) 435-7193; fax: (805) 527-0550
Contact: *Paul Donaldson, president.*
E-mail: paul.donaldson@acranet.com
Web: www.acranet.com

Offers bundled services, including collateral valuations, title, settlement, credit and other services.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Guaranteed Value Appraisal, Insured AVM. **GEOGRAPHIC COVERAGE:** National. **PROPERTY TYPES:** Residential, Multifamily, Other: Desk and Field Reviews. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Fee Panel Network, Other: Staff Appraisers. **FORM DELIVERY:** E-mail, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

APPRAISAL SERVICES INC.

307 Boulder Hill Pass, Montgomery, IL 60538
Phone: (630) 897-3339; fax: (630) 897-2088
Contact: *Patrick J. Butler, president.*
E-mail: pat@appraisalservices.com
Web: www.appraisalservices.com

Provides residential real estate appraisals and reviews for northeastern Illinois. Offers quick turnaround times and electronic delivery.

PRODUCT DESCRIPTION: Appraisal. **GEOGRAPHIC COVERAGE:** State: IL. **TYPE:** Urban, Rural. **TURN TIME:** Appraisal: 2 Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

APPRAISAL.COM

620 Main St., Buffalo, NY 14202
Phone: (716) 332-5950; fax: (716) 332-5951
Contact: *R. Michael Gilbert, vice president of business development.*
E-mail: myellen@appraisal.com
Web: www.appraisal.com

Comprised of a network of appraisers with complete quality control services. Offers quick turnaround times and real-time pricing, as well as online ordering, status updates, billing and delivery.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Reviews, QC Services, Vendor Recruiting. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 2 Days; Appraisal: 2 Days; AVM: 30 Seconds. **PROPERTY TYPES:** Residential, Multifamily, Commercial, Other: FHA, HUD, VA. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Fee Panel Network, Other: Consultant. **FORM DELIVERY:** E-mail, Fax, Web, Other: XML, Secure Digital Delivery. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

BASIS100

5210 Belfort Rd., Ste. 220, Jacksonville, FL 32256
Phone: (904) 470-2300; fax: (904) 470-2333
Contact: *Sandy Koeppl, director, investor relations & communications.*
E-mail: skoeppl@basis100.com
Web: www.basis100.com

A data intelligence and analytics provider to the U.S. mortgage and lending securities communities. Through strategic partnerships and advancements in proprietary technology, the company offers an array of collateral assessment solutions, from automated valuation models to full appraisals.

PRODUCT DESCRIPTION: Appraisal, AVM, Other: Marketing Lists. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** Appraisal: Varies; AVM: 2 Seconds; Other: 24 Hours. **PROPERTY TYPES:** Residential. **VENDOR TYPE:** Other: Information Provider. **FORM DELIVERY:** E-mail, Web, Other: Batch File. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

C&S VALUATION TECHNOLOGIES

9309 La Riviera Dr., Ste. E, Sacramento, CA 95826
Phone: (916) 457-2009; fax: (916) 455-3851
Contact: *Mike Ela, president.*
E-mail: mela@csmarketing.net
Web: www.csmarketing.net

Offers access to 15 AVM providers in the U.S. and provides collateral risk management and identity fraud tools.

PRODUCT DESCRIPTION: AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** AVM: Immediate. **PROPERTY TYPES:** Residential. **LIEN POSITION:** First, Second.



Formerly BPO Tracker

CLEAR CAPITAL

10875 Pioneer Trail, 2nd Fl., Truckee, CA 96161
Phone: (530) 550-2525; fax: (530) 550-9218
Contact: *T.J. Kelly, vice president, marketing.*
E-mail: tj.kelly@clearcapital.com
Web: www.clearcapital.com

Formerly BPO Tracker, the company provides loan valuation outsourcing for mortgage originators, secondary market institutions, mortgage servicers and resellers. Offers accurate, on-time and on-budget valuation services by utilizing efficient technology and a network of more than 16,000 real estate professionals nationwide.

PRODUCT DESCRIPTION: BPO, AVM, Other: Property Inspections and Custom Solutions. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 1, 2, & 5 Days; Appraisal: Varies; Other: PIs: 2 & 5 Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **VENDOR TYPE:** Other: Valuations Solutions. **FORM DELIVERY:** E-mail, Web, Other: Custom - XML, CSV, etc. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

COAST TO COAST MORTGAGE SERVICES INC.

23461 S. Pointe Dr., Ste. 370, Laguna Hills, CA 92653
Phone: (800) 806-2471; fax: (949) 595-7960
Contact: *Lori Branson, national account manager.*

E-mail: lori@coast4u.com
Web: www.coast4u.com

Provides evaluation, property preservation and REO services for residential and commercial properties nationwide.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **PROPERTY TYPES:** Residential, Multifamily, Commercial. **LOAN AMOUNTS:** No Limit. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector, Broker, Realtor, Other: Contractor. **FORM DELIVERY:** E-mail, Fax, Web, Other: Custom Solutions.

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COLDWELL BANKER ASSET MANAGEMENT

8140 W. Waters Ave., Ste. I, Tampa, FL 33615
Phone: (813) 806-1940; fax: (813) 806-1780
Contact: *Dirk E. Fuchs, REO marketing director.*
E-mail: dfuchs@tampabay.rr.com
Web: www.cbasset.com

Provides valuation and asset management services.

PRODUCT DESCRIPTION: BPO, Appraisal.
GEOGRAPHIC COVERAGE: National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3 Days; Appraisal: 7 Days. **PROPERTY TYPES:** Residential, Multifamily, Commercial. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

CREDIT PLUS INC.

530 Riverside Dr., Salisbury, MD 21801
Phone: (800) 258-3488; fax: (800) 258-3287
Contact: *Allen (A.J.) Johnson, national sales vice president.*
E-mail: allen.johnson@creditplus.com
Web: www.creditplus.com

Offers access to cascading AVM technology, which automatically chooses the best AVM for the address entered.

PRODUCT DESCRIPTION: AVM. **GEOGRAPHIC COVERAGE:** National. **TURN TIME:** AVM: Immediate. **PROPERTY TYPES:** Residential.

DATAQUICK

9620 Towne Centre Dr., San Diego, CA 92121
Phone: (888) 604-3282; fax: (858) 455-0826
Contact: *sales*
E-mail: sales@dataquick.com
Web: www.dataquick.com

A provider of valuation solutions, including DataQuick Valuator, which offers accurate property estimates, sales comparables and quality control solutions.

PRODUCT DESCRIPTION: AVM.
GEOGRAPHIC COVERAGE: National.
TYPE: Urban. **TURN TIME:** AVM: Instantly.
PROPERTY TYPES: Residential.
LOAN AMOUNTS: No Limit.
FORM DELIVERY: Web, Other: XML.

ELECTRONIC APPRAISER

2200 N. Federal Hwy., Ste. 230, Boca Raton, FL 33431
Phone: (561) 338-1890; fax: (561) 338-1870
Contact: *Gregory Sullivan, vice president.*
E-mail: gsullivan@deg.cc
Web: www.electronicappraiser.com

Provides home valuations, inspections, photos and drive-bys. Combines technology with a

nationwide network of professional appraisers, delivering multiple appraisal and valuation services to banks, credit unions and lenders.

PRODUCT DESCRIPTION: Appraisal, AVM.
GEOGRAPHIC COVERAGE: National. **TYPE:** Urban, Rural. **TURN TIME:** Appraisal: 10 Days; AVM: Instant; Other: Nationwide Photos. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector. **FORM DELIVERY:** E-mail, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

ELLIOTT & COMPANY APPRAISERS

3316-A Battleground Ave., Greensboro, NC 27410
Phone: (800) 854-5889; fax: (336) 854-7734
Contact: *Nicole Kalafut, office manager.*
E-mail: elliottco@elliottco.com
Web: www.appraisalsanywhere.com

Conducts real estate appraisals across the U.S. and abroad, and offers risk management consulting.

PRODUCT DESCRIPTION: Appraisal, AVM, Other: Risk Management Consulting.
GEOGRAPHIC COVERAGE: National. **TYPE:** Urban, Rural. **TURN TIME:** Appraisal: 5 Days; AVM: Immediate. **PROPERTY TYPES:** Residential, Multifamily, Commercial, Other: Any Type of Real Estate. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

EMORTGAGE LOGIC

5421 Basswood Blvd., Ste. 780, Ft. Worth, TX 76137
Phone: (817) 581-2900; fax: (817) 581-1845
Contact: *Ralph Sells, president.*
E-mail: rsells@emortgagelogic.com
Web: www.emortgagelogic.com

Valuations include over 400 validation points before a broker submits a BPO.

PRODUCT DESCRIPTION: BPO, Appraisal, Other: Loss Mit. Door Knocking. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3.2 Calendar Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web, Other: Direct File Transfer.

FIDELITY HANSEN QUALITY

601 Riverside Ave., Jacksonville, FL 32204
Phone: (800) 282-1104; fax: (949) 474-7620
Contact: *Bruce Brown, senior vice president.*
E-mail: bbrown@hanqual.com
Web: www.hanqual.com

Offers extensive nationwide databases of property information and appraisals, allowing quality delivery of collateral risk assessments and valuations.

PRODUCT DESCRIPTION: AVM, Other: Collateral Risk Services. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** AVM: Instant to 2-4 Hours.

PROPERTY TYPES: Residential. **FORM DELIVERY:** Web. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

FIRST AMERICAN REAL ESTATE SOLUTIONS

5601 East La Palma Ave., Anaheim, CA 98207
Phone: (800) 345-7334; fax: (800) 972-9127
Contact: *David Robidoux, senior manager, marketing communications.*
E-mail: drobidoux@firstam.com
Web: www.firstamres.com

Offers ValuePoint4, a fourth-generation technology that delivers risk-mitigating confidence scoring in combination with superior coverage. ValuePoint4 is validated by the rating agencies and assures accurate, objective and reliable results.

PRODUCT DESCRIPTION: AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** AVM: Real-time. **PROPERTY TYPES:** Residential. **FORM DELIVERY:** Web.

FISERV CSW INC.

125 Cambridge Park Dr., Cambridge, MA 02140
Phone: (617) 354-1400; fax: (617) 498-0959
Contact: *Terry Loeb, vice president.*
E-mail: customersupport@cswwcasa.com
Web: www.cswwcasa.com

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Warranted AVMs, Digital Photos, Inspections. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 24-72 Hours; Appraisal: Varies; AVM: Instant; Other: 24-48 Hours. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Other: Valuation Services and Collateral Scoring. **FORM DELIVERY:** E-mail, Fax, Web, Other: EDI, XML. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

FNC INC.

606 Van Buren Ave., Oxford, MS 38655
Phone: (662) 236-2020; fax: (662) 236-2037
Contact: *Jennifer Janus, customer advocate and communications manager.*
E-mail: info@lists.fncinc.com
Web: www.fncinc.com

The company's Collateral Management System (CMS) and integrated portals apply business rules to automate service ordering, receipt and review. "Data liberation centers" free data for analysis and immediate application.

PRODUCT DESCRIPTION: Other: Software. **GEOGRAPHIC COVERAGE:** National. **VENDOR TYPE:** Other: Collateral Information Management.

GOODMAN DEAN INC.

4281 Katella Ave., #131, Los Alamitos, CA 90720
Phone: (714) 229-8999; fax: (714) 229-9143
Contact: *Candice Miller, director.*
E-mail: cmiller@goodmandean.com
Web: www.goodmandean.com

PRODUCT DESCRIPTION: BPO, Other: REO Management. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** Other: Varies. **PROPERTY TYPES:** Residential,

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Multifamily, Commercial. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Broker, Realtor. **FORM DELIVERY:** Web, Other: Client Choice.

INTEGRATED ASSET SERVICES

4600 S. Syracuse St., Ste. 700, Denver, CO 80237
Phone: (303) 770-1976; fax: (303) 793-0769
Contact: *Ryan Tomazin, director of marketing.*
E-mail: rtomazin@iasreo.com
Web: www.iasreo.com

Provides default and portfolio analysis valuations, with services ranging from interior and exterior BPOs to full appraisal services.

PRODUCT DESCRIPTION: BPO, Appraisal.
GEOGRAPHIC COVERAGE: National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 4.25 Days; Appraisal: 8.75 Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **FORM DELIVERY:** E-mail, Fax, Web, Other: Disk of Values and PDF. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

KEYSTONE ASSET MANAGEMENT

100 W. Main St., Ste. 310, Lansdale, PA 19446
Phone: (215) 412-5423; fax: (215) 393-6023
Contact: *Kim Kennedy, vice president.*
E-mail: kkennedy@keystonebest.com
Web: www.keystonebest.com

A nationwide property valuation provider, whose client base consists of mortgage servicers, financial institutions and mortgage brokers. Valuations can be employed in the default process, loan acquisition arena and more. Also a nationwide provider of REO outsourcing.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 4 Days; Appraisal: 14 Days; AVM: 2 Days. **PROPERTY TYPES:** Residential. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Other: Property Valuation Provider. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

LANDAMERICA DEFAULT SERVICES

6 Executive Cir., Ste. 100, Irvine, CA 92614
Phone: (866) 459-2021; fax: (949) 885-4479
Contact: *Sandra Ornelas, marketing coordinator.*
E-mail: somelas@landam.com
Web: www.landam.com

Provides residential valuations on a national basis

through a network of experienced real estate professionals who are continually being evaluated and graded on their performance. Utilizes a state-of-the-art Web-based ordering and tracking system. **PRODUCT DESCRIPTION:** BPO. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3-5 Business Days. **PROPERTY TYPES:** Residential, Multifamily. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

LIGHTHOUSE REAL ESTATE SOLUTIONS

333 City Blvd., Orange, CA 92868
Phone: (714) 520-5737; fax: (714) 520-5499
Contact: *Jeanette Fitzgerald, business development.*
E-mail: jfitzgerald@lrescorp.com
Web: www.lrescorp.com

Offers a mature national vendor network, real-time Web-based servicing system and reporting, proprietary automated quality control technology, integration and custom solutions. Provides a broad range of valuation services with quick turnaround times and a high quality of service.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 5-7 Days; Appraisal: 7-10 Days; AVM: Instant. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Fee Panel Network, Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** Yes, No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

LSI

601 Riverside Ave., Jacksonville, FL 32204
Phone: (888) 435-3968; fax: (949) 474-7620
Contact: *Steve Ferringer, senior vice president.*
E-mail: sferringer@lsi.fnf.com
Web: www.fnf.com

Offers a one-stop solution for ordering valuation and appraisal services nationwide, allowing users to customize their valuation choices, from full appraisals to hybrid solutions.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 5-10 Days; Appraisal: 5-7 Days; AVM: Instant. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector, Fee Panel Network, Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

MELVIN MOORE REAL ESTATE & APPRAISAL

P.O. Box 4485, Greenville, MS 38701
Phone: (662) 335-0761; fax: (662) 378-3295
Contact: *Melvin or Michelle, owner.*
E-mail: mel@tecinfo.com
PRODUCT DESCRIPTION: BPO, Appraisal,

Other: REO Management. **GEOGRAPHIC COVERAGE:** State: MS. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3 Days; Appraisal: 3 Days; Other: 3 Days or Less Depending on Business Volume. **PROPERTY TYPES:** Residential, Multifamily, Commercial. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First. **VENDOR TYPE:** Licensed/Certified Appraiser, Broker, Realtor, Other: Asset Management. **FORM DELIVERY:** E-mail, Fax. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

NATIONWIDE APPRAISAL SERVICES CORP.

380 Southpointe Blvd., Ste. 300, Canonsburg, PA 15317
Phone: (800) 920-0050; fax: (800) 396-2726
Contact: *Dan Kavanaugh, executive vice president/chief operating officer.*
E-mail: info@nascopgh.com
Web: www.nascopgh.com

An appraisal and title management company that provides services in all 50 states.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: REO Management. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3-5 Days; Appraisal: 7-10 Days; AVM: 24 Hours. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Other: Appraisal and Title Management Company. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

OLD REPUBLIC TITLE, RESIDENTIAL INFORMATION SERVICES

320 Springside Dr., Ste. 320, Akron, OH 44333
Phone: (888) 406-5166; fax: (888) 816-7626
Contact: *Stephanie Bates, marketing.*
E-mail: cservice.rsg@oldrepublictitle.com
Web: www.ortris.com

Offers national property valuation products, including industry-standard appraisals, standard industry Freddie/Fannie forms (available for limited and full appraisal products with exterior and interior observations), broker price opinions (interior, exterior, Fannie Mae, Freddie Mac and co-op forms), and various automated valuation models.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO Exterior: 3-5; Interior: 5-7 Business Days; Appraisal Exterior: 4-6; Interior: 6-8 Business Days; AVM: 1 Hour. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Other: Vendor Manager. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

PROPERTY SYSTEMS OF GEORGIA INC.

1103 Hogan St., Augusta, GA 30904
Phone: (706) 650-3080; fax: (706) 650-1613
Contact: *Charlton A. Carswell, associate broker.*
E-mail: reoprops@knology.net
Covers the Augusta, Ga., and Aiken, S.C., areas, with

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approximately 100 urban and rural ZIP codes serviced.

PRODUCT DESCRIPTION: BPO. **GEOGRAPHIC COVERAGE:** State: GA, SC. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 48 Hours. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **VENDOR TYPE:** Broker. **FORM DELIVERY:** E-mail.



PRO-TECK SERVICES LTD.

411 Waverley Oaks Rd., Ste. 321, Waltham, MA 02452

Phone: (800) 886-4949; fax: (781) 891-3553

Contact: *Domenica Puleo, account executive.*

E-mail: sales@pro-teck.com

Web: www.pro-teck.com

A national provider of real estate data and valuations, offering a full range of products and solutions that are delivered through a nationwide network of over 25,000 licensed real estate professionals, national property databases and multiple AVMs. Develops customized solutions that match the best-suited collateral valuation product with clients' risk needs.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Hybrid/Alternative Valuation Products. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 2 Days; Appraisal: 5 Days; AVM: Immediate. **PROPERTY TYPES:** Residential, Multifamily. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector, Fee Panel Network, Broker, Realtor. **FORM DELIVERY:** E-mail, Web, Other: XML Integration. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

REM CORP.

6900 Main St., Ste. 2002, Downers Grove, IL 60515

Phone: (888) 736-7945; fax: (630) 241-9522

Contact: *Jim Klima, president.*

E-mail: jklima@remusa.com

Web: www.remusa.com

Provides accurate and timely appraisals, market valuations, portfolio valuations and title searches on residential properties nationwide, along with REO marketing and sales. Offers a variety of real estate products, including real estate appraisals, VA appraisals and Title V inspections.

PRODUCT DESCRIPTION: BPO, Appraisal, Other: Title Search. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 5 Business Days; Appraisal: 10 Business Days; Other: 5 Business Days. **PROPERTY TYPES:** Residential, Multifamily. **FORM DELIVERY:** E-mail, Fax, Web.

REO AMERICA

901 Dover Dr., #235, Newport Beach, CA 92660

Phone: (949) 650-4103; fax: (949) 650-5697

Contact: *Cindy Podosin, principal.*

E-mail: info@reoam.com

Web: www.reoam.com

Provides BPOs on a national basis, in addition to REO marketing and disposition services. BPOs are provided via e-mail, along with any required photos.

PRODUCT DESCRIPTION: BPO, Other: "No Fee" REO Marketing and Disposition. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 5 Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Other: Hard Copy Mailed on Request. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

REO NATIONWIDE

23 Corporate Plaza Dr., Ste. 180, Newport Beach, CA 92660

Phone: (800) 546-6002; fax: (949) 719-3728

Contact: *CJ Gehlke, chief executive officer/founder.*

E-mail: info@reonationwide.com

Web: www.reonationwide.com

Offers valuations, REO disposition and other related services.

PRODUCT DESCRIPTION: BPO, Appraisal, Other: Property Reports. **GEOGRAPHIC COVERAGE:** National. **TURN TIME:** BPO: 1-3 Days, 7-10 Days; Appraisal: 1-2 Weeks; Other: Normal. **PROPERTY TYPES:** Residential, Multifamily, Commercial, Other: Agricultural. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector, Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web, Other: CD. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

SCHOONER PROPERTIES INC.

1422 Marsh Wood Dr., Seffner, FL 33584

Phone: (813) 215-8699; fax: (775) 227-2387

Contact: *Frank Popeleski, broker.*

E-mail: schoonerfl@hotmail.com

Web: www.schoonerfl.com

Provides BPOs throughout Hillsborough County, Fla. Metro Tampa, Brandon, Riverview and Plant City are among the cities serviced.

PRODUCT DESCRIPTION: BPO. **GEOGRAPHIC COVERAGE:** State: Hillsborough County, Fla. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 24-48 Hours. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **VENDOR TYPE:** Inspector, Broker. **FORM DELIVERY:** E-mail, Fax. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Not Available.

SELECT BUSINESS SERVICES

6000 W. Ridge Rd., Ste. B, Erie, PA 16506

Phone: (800) 405-0592; fax: (800) 456-5340

Contact: *Jonne M. Warner, general manager.*

E-mail: sbserie2@cbc-companies.com

Web: www.sbs-cbc.com

Offers state-of-the-art order and delivery, and quick turnaround time through a network of licensed and insured appraisers/brokers in local communities nationwide.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM. **GEOGRAPHIC COVERAGE:** National, Regional. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 6 Days; Appraisal: Ext. 5 Days; Int: 3 Days From Appointment; AVM: Minutes. **PROPERTY TYPES:** Residential, Multifamily, Other: Land. **LOAN AMOUNTS:** Up To \$500,000. **LIEN POSITION:** First. **VENDOR TYPE:** Licensed/Certified Appraiser, Fee Panel Network, Broker. **FORM DELIVERY:** E-mail, Fax. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

SOURCE ONE SERVICES

150 W. Civic Center Dr., Ste. 500, Sandy, UT 84070

Phone: (801) 303-2400; fax: (801) 303-2420

Contact: *Phil Johnsen, senior vice president, sales and marketing.*

E-mail: info@sourceoneservices.com

Web: www.sourceoneservices.com

Provides BPO valuation services in all 50 states and the U.S. territories. Over 15,000 real estate professionals help deliver results within two to three days via a Web-based valuation management system.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Hybrid Valuations. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 2-3 Days; Appraisal: 5-7 Days; AVM: Minutes; Other: Hybrid Valuations (AVM & Insp.): 2 Days. **PROPERTY TYPES:** Residential. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Licensed/Certified Appraiser, Inspector, Fee Panel Network, Broker, Realtor. **FORM DELIVERY:** E-mail, Fax, Web, Other: XML Interface. **PRODUCT WARRANTY:** No. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

US REAL ESTATE SERVICES INC.

25391 Commercentre Dr., 2nd Fl., Lake Forest, CA 92630

Phone: (949) 598-9920; fax: (949) 598-9960

Contact: *Todd R. Moberaten, marketing director.*

E-mail: tmoberaten@usres.com

Web: www.usres.com

Provider of national outsourcing solutions.

PRODUCT DESCRIPTION: BPO, Appraisal, AVM, Other: Dual Network Assessment. **GEOGRAPHIC COVERAGE:** National. **TYPE:** Urban, Rural. **TURN TIME:** BPO: 3-5 Days; Appraisal: 7-10 Days; AVM: Real Time. **PROPERTY TYPES:** Residential, Multifamily, Other: Land. **LOAN AMOUNTS:** No Limit. **LIEN POSITION:** First, Second. **VENDOR TYPE:** Fee Panel Network. **FORM DELIVERY:** E-mail, Fax, Web. **PRODUCT WARRANTY:** Yes. **AUTO UPGRADE PATH TO TRADITIONAL VALUATION:** Available.

Directory

OF PROPERTY
VALUATION

SERVICING MANAGEMENT[®]

VEROS SOFTWARE

15520 J Rockfield Blvd., Irvine, CA 92618

Phone: (949) 250-0000; fax: (949) 250-4460

Contact: *Dave Rasmussen, vice president, sales.*

E-mail: info@veros.com

Web: www.verovalue.com

Provides valuation solutions with meaningful confidence scores and high usable hit rates. Also generates property fitness analytics, fraud detection, price trend information, appraiser-assisted valuations, secured valuations and AVMs with photos.

PRODUCT DESCRIPTION: AVM.

GEOGRAPHIC COVERAGE: National. **TYPE:**

Urban, Rural. **TURN TIME:** AVM: Immediate.

PROPERTY TYPES: Residential. **FORM**

DELIVERY: Web. **PRODUCT WARRANTY:** No.

AUTO UPGRADE PATH TO TRADITIONAL

VALUATION: Not Available.

W-M REALTY SERVICES

5870 S. Quintero Cir., Centennial, CO 80015

Phone: (303) 699-9794; fax: (303) 699-3589

Contact: *Heather Best, chief operations officer.*

E-mail: bpo@w-mgroup.com

Web: www.w-mgroup.com

Provides nationwide mortgage field services, including BPOs and appraisals.

PRODUCT DESCRIPTION: BPO, Appraisal,

Other: Inspections, REO. **GEOGRAPHIC**

COVERAGE: National. **TYPE:** Urban, Rural.

TURN TIME: BPO: 2-5 Days and Rushes;

Appraisal: 4-7 Business Days; Other: Inspections

- 1-5 Days. **PROPERTY TYPES:** Residential,

Multifamily, Other: Small Commercial. **VENDOR**

TYPE: Licensed/Certified Appraiser, Inspector:

Fee Panel Network, Broker, Realtor. **FORM**

DELIVERY: Web, Other: As Requested. **SM**

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