

SettlementOne

# Your one source for Appraisal Solutions



# Valuation Overview

## About SettlementOne Valuation

As a leading provider of valuation services to financial institutions nationwide, SettlementOneValuation reliably delivers innovative residential appraisal solutions that meet the stringent compliance requirements of Fannie Mae, Freddie Mac, Dodd-Frank, and other regulatory entities.

Our “high touch” personal service we provide to customers magnifies the value of our leading-edge technology, quality control review, and dedicated client coordination teams. SettlementOne Valuation ensures that lenders are able to deliver the highest-quality appraisals to their customers, while meeting their goals for compliance, operational efficiency, and cost-effectiveness.



## SettlementOne Valuation Advantages

- Increased compliance with Fannie Mae, Freddie Mac, and other regulatory bodies
- Efficiency in processing with pipeline management
- Reduced underwriting timelines with 2-touch quality control process
- Mitigate risk with Automated MDIA
- Automated UCDP delivery to Fannie Mae and Freddie Mac

## About SettlementOne

Founded in 1996 SettlementOne Valuation is a leading provider of technology-enabled services to the financial services, mortgage and real estate industries. Our experienced team of residential valuation professionals consistently deliver unrivaled products-accurate, compliant and on-time. How do we do it? Our commitment to exceptional service, innovative technology, and competitive pricing sets us apart from the rest.

SettlementOne Valuation operates as a subsidiary of SNH, Inc. For almost 20 years, SNH has operated in some of the most exciting and dynamic industries in the nation. The SNH portfolio encompasses significant business entities, such as National Credit Center, Inc. (NCC), Sperian Energy and the SettlementOne family of companies, which includes SettlementOne Screening, SettlementOne Valuation and SettlementOne Credit Corporation.

Although SNH’s portfolio is comprised of a diverse set of holdings, each subsidiary shares a core set of values and principles. At the heart of these principles is the belief that following the tenets of superior service, operational efficiency, a culture of improvement, value of partnership and corporate responsibility, strengthen the commitment to excellence that our company was built on.

# Operational Overview

SettlementOne Valuation consistently delivers high quality appraisals through customized ordering, streamlines processing, timely delivery, and ongoing communications throughout the entire appraisal process. SettlementOne Valuation provides one-stop fulfillment and responsive service for lenders seeking best in class compliant delivery.

## Appraisal Panel

SettlementOne Valuation manages a nationwide appraiser panel consisting of over 20,000 licensed and certified appraisal professionals in all 50 states. Our robust panel includes experts on FHA, USDA, REO, and other specialized government programs. Unlike many appraisal management companies, SettlementOne Valuation also offers clients the ability to retain existing appraiser relationships.

To ensure only the highest quality appraisal panel, SettlementOne Valuation:

- Maintains competitive pricings
- Actively monitors exclusionary lists and disciplinary procedures
- Documents licensing requirements and certifications to verify ongoing eligibility
- Requires service level agreements (SLA's) with appraisers to meet our time expectations of 5 days

## Assignment Logic Technology

When ordering appraisals through SettlementOne Valuation, orders are tailored to accommodate lenders' specific requirements. Each client is assigned to a dedicated staff of experts who manually assign each appraisal order ensuring the best possible placement. Our proximity-based order assignment and nonpreferential appraiser selection ensure local expertise and regulatory compliance. In addition, SettlementOne Valuation can provide our clients with a customized appraiser panel, allowing them to utilize the appraisers they know and trust.

## Client Customization

SettlementOne Valuation specializes in creating custom solutions to meet requirements of both retail and wholesale channels. SettlementOne Valuation can customize our proprietary technology to best fit the operational needs of each customer. This approach translates into operational efficiencies and compliant solutions to meet our client appraisal needs.

# SettlementOne Compliance

## SettlementOne Valuation Quality Control

With an industry wide 30 percent of all appraisals have some type of quality issue, it's more important than ever to have expert reviewers managing your appraisal pipeline. SettlementOne Valuation's two-touch quality control process combines an automated technology with a manual review. By layering the QC process clients benefit from the 2-touch approach. SettlementOne Valuation's quality control process includes a UAD compliance check, making sure each file is ready for a clear to close immediate filing to UCDP.

## USPAP Compliance

Along with a Fannie Mae and Freddie Mac quality control review, we also ensure that our clients meet USPAP requirements.

## Quality Control

Unlike other appraisal management companies which employ only automated scrubbing methods, SettlementOne Valuation also performs a custom, 100% manual review on every appraisal prior to deliver to assure the utmost in quality control. We manage all these quality assurances for clients at a fraction of the time and cost of internal reporting. Our expedient review speeds up the underwriting process, and our quality control measure are included in our expected turn time SLA.

## Appraiser Independence Certification

Today it's more important than ever when selling loans on the secondary market to ensure the appraisal process is conducted in a compliant manner. SettlementOne's certificate of non-influence provides lenders with the proof they need with every appraisal.



# Advanced Technologies

## SettlementOne Valuation's Innovative Technology

SettlementOne Valuation's technology streamlines the appraisal process, increasing operational efficiency. By providing centralized operations, we enable lenders to conveniently place orders, view and track status, and take delivery of our solutions quickly and easily. And because the privacy of our clients is important to us, SettlementOne Valuation's proprietary web-based ordering platform, LendSecure guarantees the security of all transactions.

## Features

- Automated UCDP delivery
- SSAE-16 Certified data centers
- Convenient online transaction monitoring
- Automatic borrower data population eliminate duplicate entries
- Permanent electronic storage of all documents
- Ability to send messages directly to assigned dedicated service team
- Online and emailed status monitoring during every phase of the appraisal process
- Supplementary appraisal files or purchase contracts can be easily attached
- Automated and manual quality control processes

## MDIA Compliance Solution

The Mortgage Disclosure Information Act (MDIA) requires lenders to ensure the borrower has received the GFE before any funds for the appraisal fees may be collected from the borrower. Many wholesaler lenders have no way to confirm that the borrower has received their GFE prior to the broker's appraisal order. This puts lenders at risk of non-compliance, which may result in fines and loan buybacks. SettlementOne Valuation offers an automated MDIA compliance solution that protects lenders by not processing any payment transaction if MDIA requirements are not met.

## Automated UCDP Appraisal Delivery Solution

Set your company up for success with SettlementOne's easy, one button trigger that will submit your UAD compliant appraisals directly to the portal. SettlementOne's cutting edge technology has integrated UAD compliance and UCDP delivery with their intuitive appraisal management platform. Upon approval of the appraisal, clients trigger the submission button and quickly and seamlessly receive the Submission Summary Reports with the Document File Identifier back via the platform. In addition SettlementOne will review each Submission Summary Report returned and resolve most edits, prior to delivering back to you. With the implementation of UAD compliance into SettlementOne's quality control review, clients now have the added benefit of a UCDP compliant appraisal available in an .xml format or uploaded directly to the portal on their behalf. Partnering with SettlementOne provides clients with a regulatory compliant and service oriented appraisal management company. Make the change today and let us fulfill your appraisal management needs.

# Partnering with SettlementOne

## The Benefits of Partnering with SettlementOne

SettlementOne strives to set the industry standard by delivering timely, compliant and accurate appraisals to and providing a dedicated client account manager for the entire life of the relationship. Clients can benefit from SettlementOne's decreased turn times, guaranteed cost reductions, live customer support and easy-to-use appraisal platform.

**Experience why more lenders are choosing SettlementOne Valuation as their one source for appraisal solutions.**

**Contact us today to learn more:**

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