



# Appraisal Firewall

VALUATION TECHNOLOGY THAT MAINTAINS TRUSTED APPRAISER RELATIONSHIPS

APPRAISAL FIREWALL is an online technology tool used by Lenders to add efficiency to their current appraisal processes and stay HVCC and FHA compliant. With APPRAISAL FIREWALL, Lenders automate their current appraisal processes, costs stay the same as they always have been, and turn times don't suffer. [www.AppraisalFirewall.com](http://www.AppraisalFirewall.com)

## ADD EFFICIENCY TO YOUR APPRAISAL PROCESSES

Appraisal Firewall technology takes your current appraisal process and automates it. This makes the job of your appraisal personnel simpler and lets them work more efficiently. With Appraisal Firewall, you can stop using spreadsheets or rolodexes to track which appraiser covers what area for which kinds of loans. Our simple "set it and forget it" approach provides control and much-needed efficiency with the ability to edit settings anytime.

## MAINTAIN YOUR TRUSTED LOCAL APPRAISER RELATIONSHIPS

Appraisal Firewall lets you create panels of your appraisers that you know, like and trust. This provides you with quality appraisals every time and consistent turn times. Any of your appraisers that you work with today can be a part of your panel – you only need to know their email address and Appraisal Firewall does the rest. Your appraisers can sign themselves up and be added to your preferred panel in minutes. Appraisal orders are placed in a blind manner to the individuals in your panel.

## THE ONLY "ABSOLUTE-ZERO INFLUENCE" APPROACH TO APPRAISAL COMPLIANCE

Can you ever truly prove that no appraiser influence occurred on your appraisals? If you internalize your appraisal process, your commissioned individuals must be adequately separated from appraisers. If you use an AMC, you are not in control of your process. With Appraisal Firewall, your compliance and underwriting personnel can rest easy knowing that every transaction is fully tracked, providing you with protection in case of investor audit. Since compliance rests solely on the shoulders of the lender, shouldn't you be 100% sure you are compliant?

### *Facts About Appraisal Firewall...*

- **Fact:** Appraisal Firewall adds efficiency by automating your appraisal processes.
- **Fact:** Controlling compliance and cost lets you offer more competitive service and better fees.
- **Fact:** Appraisal Firewall makes it easy for you to comply with FHA and HVCC.
- **Fact:** Third parties like AMCs do not provide FHA or HVCC compliance.
- **Fact:** Appraisal Firewall is not an AMC.

### *Quotes from Regulatory Institutions*

*"Contrary to some suggestion, the [HVCC] Code does not favor the use of AMCs over independent or in-house appraisers."*

– from July 22nd, 2009 FHFA Bulletin

*"Q35. Is a lender required to use an AMC for ordering appraisals?"*

*"A35. No. A lender may order appraisals directly from an individual appraiser."*

– from Fannie Mae HVCC FAQ #35



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## *A Focused Approach to Lender Compliance*

FHA and HVCC require lenders to institute a number of additional compliance processes into their already-complex lending practices. Appraisal Firewall offers all of the FHA and HVCC compliance features that a lender needs to fit precisely into their appraisal processes – designed specifically to save lenders time and increase efficiency.



### **Feature:**

Communications Log for every order.

### **Purpose:**

HVCC, FHA Compliance. Tracks all activity and messaging on an appraisal order. Log is printable for hardcopy in case of audit to show that no appraiser influence occurred.



### **Feature:**

Ability to email appraisal to borrower on completion.

### **Purpose:**

HVCC, FHA Compliance. Allows lender to email copy of completed appraisal. This fits with the HVCC requirement to provide the borrower with a copy of the appraisal at least 3 days prior to closing. Tracks when the appraisal is emailed, and tracks when the borrower clicked the link to view the appraisal.



### **Feature:**

Organized setup for Rotation Managers and Managed Users (LO's, LP's)

### **Purpose:**

HVCC, FHA Compliance. For use with organizations that want LO's or LP's to initiate the appraisal process. The Rotation Manager (type of user who is independent of loan production) creates an approved user base who can then initiate appraisals within the lender-approved process.



### **Feature:**

Anonymous order placement and anonymous messaging.

### **Purpose:**

HVCC, FHA Compliance. Commissioned employees do not know to whom the order was placed, or to whom messages are sent. Appraisers can view the lender/client info to prepare the appraisal. Exceptions are for Rotation Managers (types of users who are independent of loan production).



### **Feature:**

Appraiser reimbursement.

### **Purpose:**

HVCC, FHA Compliance. Allows the Rotation Manager (who is independent of production) to manage all billing transactions. Rotation Manager decides how appraiser payment will be satisfied and communicates with appraisers.

*Appraisal Firewall is enhanced all the time with new compliance and appraisal processing features. Contact a representative for more information on the most current features.*