

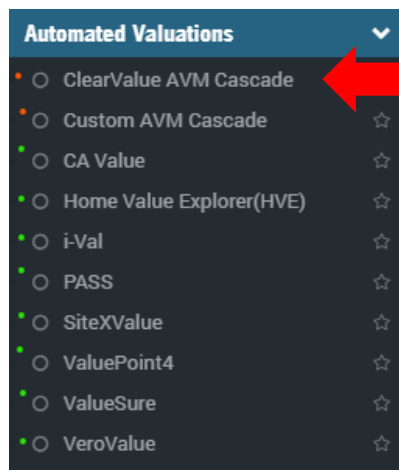
Policy initiative to reduce turn times and demands on Underwriting and Valuation Teams by relieving specific files and employees for redundancy on easy-to-understand property valuations.

**THIS IS AN OVERVIEW OF HOW TO INCORPORATE THIS POLICY UPDATE IN OUR CURRENT WORKFLOW. UPDATES TO VALUATION CRITERIA ARE SUBJECT TO CHANGE. REFERENCE UW/VALUATION REVIEWS POLICY.**

Valuation Review	AVM Estimate	Loan Amount	LTV	Property
Abbreviated Comparable Review	AVM results in a High Confidence result that is within 10% of proposed value	≤\$1.5M	≤75%	Generally common properties such as from a non-exhaustive list: <ul style="list-style-type: none"> <li>• Track Homes;</li> <li>• Condominiums; OR</li> <li>• Properties with Appraisal Comparables that have &lt;10% Gross Adjustments.</li> </ul>
In-Depth Review	AVM results in: <ul style="list-style-type: none"> <li>• Low Confidence result;</li> <li>• Value is outside of 10% of proposed value; OR</li> <li>• AVM is not available.</li> </ul>	>\$1.5M	>75%	Generally unique properties such as from a non-exhaustive list: <ul style="list-style-type: none"> <li>• Super- or Over-Improvements;</li> <li>• Rural properties or those with excessive acreage;</li> <li>• Unique properties;</li> <li>• Properties with material deferred maintenance or below average condition; OR</li> <li>• Properties in Non-Disclosure States.</li> </ul>

### NON-DISCLOSURE STATES:

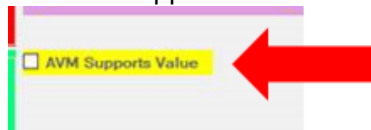
Alaska, Idaho, Kansas, Louisiana, Mississippi, Montana, (some counties in) Missouri, New Mexico, North Dakota, Texas, Utah, and Wyoming.



Valuation Specialist to order ClearValue AVM Cascade. If value is within 10% of AVM, VS does not need to complete an Appraisal Collateral Review form.

### BYTE PRO/DOC VELOCITY:

- The AVM Supports Value field has been added to the Appraisal Collateral Review screen.



- If this box is marked, an Acra Analysis of Appraisal Form is NOT required to be completed.
- The permissions for this field are view only for everyone except the Valuation Specialist.

- Acra Valuation Specialist will mark this box if an AVM is used to support the value and will upload the AVM to Doc Velocity using the document label:

New Document

Analysis of Appraisal – AVM SUPPORTS VALUE

Acra Valuation Specialist will continue to complete the REVIEWED VALUE, REVIEWER and APPRAISAL COLLATERAL REVIEW DATE fields as usual.

The valuation email communication and tasking to the UW by the Valuation Specialist to update the file will mirror the current process.

The Underwriter will follow the same protocol outlined in the Appraisal Condition Review process, which includes adding any appraisal conditions to Byte Pro, adding the reconciled value amount on the ULA screen, releasing a revised approval and underwriting worksheet, etcetera.

#### **VISIBILITY TO OTHER DEPARTMENTS:**

The AVM Supports Value check box has been added to all screens that display an Appraisal Analysis date.

**If this box is marked, an Acra Analysis of Appraisal Form is NOT required.**

The AVM will be delivered to the borrower in lieu of sending the Analysis of the Appraisal.

**Delivery of the AVM is to follow the same ECOA requirements used for the Analysis of Appraisal form.**

Updates made to the ECOA delivery fields will mirror the same process when sending out the Analysis of Appraisal form.

**The screens listed below will display the AVM SUPPORTS VALUE as VIEW ONLY:**

- CSC Funding Screen
- ECOA Valuation Rule
- CSC QC Audit Screen
- CD Initial Doc Prep Screen
- Wire Approval Screen
- TM Assistant Screen
- CD-Doc Draw Screen

Disclaimer: If new information materially impacts the underwriting decision, Acra reserves the right to halt, terminate or modify the rates, terms or programs without notice, revoke rate lock confirmations, or may cancel your application at any time, for any reason including but not limited to, interruptions to financial markets, loss or malfunctions of utilities, communications, computer (software and hardware) or labor, disasters, disease, epidemics, pandemics, government action or regulations, strike, riot, acts of terrorism, acts of war, acts of civil or military authority, acts of god, etcetera.