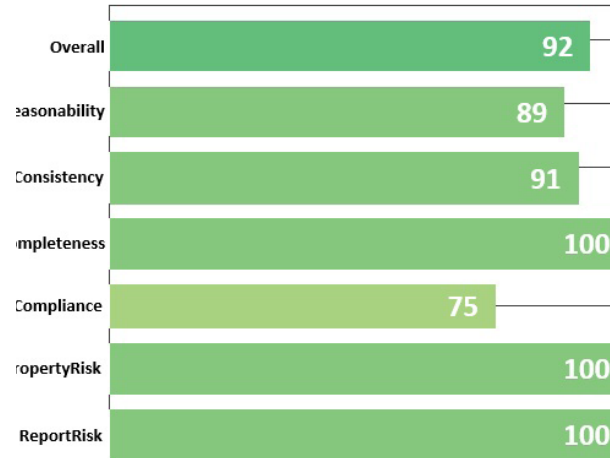


Start Making Better Decisions, Faster



Appraisal Score



Quality Edge powered by Centric is the next-generation appraisal review technology for today's lenders and AMCs. Delivering 100% compliant appraisals with an interface that's so intuitive that appraisal reviews take a fraction of the time they would take with other review technologies.

Quality Edge is the first technology to combine the most powerful, configurable appraisal review platform with the simplest, most intuitive, user-friendly interface.

- Configurable by User
- Identify and locate issues with one click
- Customize rulesets and algorithms in days
- Always-On Checklist - 4000+ Items & Rules
- Free Support & Updates

0	Overview
SUBJECT & MARKET	
4	Neighborhood
4	Subject
2	Improvements
VALUATION	
19	Comp Grid
34	Comp Analysis
1	Sales Approach
3	Cost Approach
0	Income Approach
3	Reconciliation
8	PDF Review
0	Third Party Data

Reviewing appraisals has never been easier!

From the at-a-glance sidebar menu, to its always-on, one-click checklist, Quality Edge provides everything you need to advance to the next step on one screen - no scrolling required.

Site			
Dimensions Subject to Survey/Tx mps not avail.	Area 12000 sf	Shape Rectangle/Sloped	
Overall View Rating Beneficial	View Factor 1 Residential View	View Factor 2 Woods View	
Overall Location Rating Neutral	Location Factor 1 Other	Location Factor 2	
Zoning Classification MR-3	Zoning Description Mountain Residential	Zoning Compliance Legal	
Does the present use of the subject property represent its highest and best use? ✓Yes	Describe The subject's highest and best use is as improved.		
Are there any adverse site conditions or external factors? ✗No	Explain adverse site conditions or external factors The subject's site has no apparent adverse site conditions or external factors affecting the subject's marketability. The subject is bordered by residential use property on all sides. The subject's site is typical of area homesites in topography, exposure and size.		
FEMA Flood Zone ✗	FEMA Map Number 08059 C0262 F	FEMA Map Date 2014-02-05	Is the property site located in a FEMA special flood hazard area? ✗ No

Checklist i 2 1

TONYS CONSISTENCY ✓

Verify Borrower and Owner Name Refinance
The assignment type is Refinance and the borrower and owner names are different, an explanation may be necessary.
[Add Note](#)

TONYS CHECKLIST ✓

Site Area and Zoning Description
Verify that the Site Area reported is legal and within limits reported in the Zoning Description field.
[Add Note](#)

TONYS CHECKLIST ✓

Adverse Site Conditions Description
Are adverse site conditions comments supported by neighborhood comments?
[Add Note](#)

TONYS PROPERTYRISK ✓

Utilities are not Public
Utilities are indicated as other than public and indicated as typical for the market area. Comments required regrading non-public utilities as typical for the area.
[Add Note](#)