

Freddie Mac's Home Value Explorer[®] (HVE[®])

For 14 years Freddie Mac has effectively employed AVMs internally for its own risk and portfolio management. Now lenders and real estate professionals who need fast accurate valuations can benefit from the proprietary data, modeling expertise, industry knowledge and long standing reputation that Freddie Mac and HVE bring to the market. HVE was created to streamline the lending process by cutting the collateral assessment cycle down to seconds and saving hundreds of dollars on each transaction, helping us fulfill our mission to reduce the cost of home ownership.

Coverage, Hit Rate, and Precision

When you combine 30+ years of historical home purchase data with a variety of modeling techniques, such as repeat sales indexing, hedonics and combining logics with the three largest national property data repositories, you get the best AVM on the market. HVE offers unmatched performance and unrivaled geographic coverage. In fact, HVE is the only AVM with coverage in all 50 states and the District of Columbia. HVE covers more than 2,400 counties, representing over 70% of the national housing stock, and the list is always growing. You can count on receiving

"Tower Group believes that automated collateral assessment will be the area of greatest improvement in processing efficiency in loan origination in this decade."

- Excerpt from Mortgage Technology, November/December 2003.

valuation data (hits) on approximately 70% of all the properties submitted. If prior sales information is provided, hit rates are even higher. HVE provides confidence scores that are easy to interpret and statistically based on the forecast standard deviation allowing the customer to utilize the product with confidence.

Different Tools For Different Uses

Freddie Mac offers more than just a single valuation tool; we provide a family of products designed specifically for the different stages in the lending process.

In fact, if you're selling loans to Freddie Mac, you're using a version of this powerful model in the first lien origination product, LoanProspector.com[®]. Or you may be using Early Indicator[®] on the loans you service for Freddie Mac. The same modeling technology underlies all of these products and makes Quality Control, Third Party Origination and other applications possible.

Commitment

Freddie Mac's core business is to make the lending process more efficient, so that more people will find their way into homes they can afford and keep. Borrowers benefit from HVE through lower cost and faster decisions as well as being more informed about their own property.

Sample Report

* The actual format will vary based upon your distributor.

Freddie Mac's Home Value Explorer®

| | | | | - | | | 03/16/200 | | odel 1 IVE | Гуре: | | | 200 <u>0</u> 210,048 | <u>Poin</u> \$233 | - | <u>High</u> \$267 | | | <u>FSD</u> .09 | | |
|-------------------------------------|--|--------|-------|------------|------------|-------------|-----------------|---------------|---------------|-------|-------|---------------|-------------------------|----------------------|------|----------------------|---------|-------------|-------------------|-----------------|------------|
| Property Address: City: ARLINGTO | 999 99 TH ROAD N N State: VA | | | Zip: 22207 | | | | | | | | | | | | | | | | | |
| Address | City | County | State | Zip | Sale Date | P ric e | Living Are a | Lo t S ize | B e d | Bath | Units | Year Built | Assesd Tax | P pty Tax | Pool | Garage | A P N | Code Std | Zone Code | CostPer SqFt | Dis tanc e |
| 999 99 TH RD N | ARLINGTON | 13 | VA | 22207 | 10/26/2003 | \$ 190,000 | 940 | 4373 | 2 | 1 | 1 | 1944 | \$ 179,100 | \$ 1,832 | N | • | 2058006 | RSFR | R-6 | \$ 2 0 2 | |
| 9999 N GLEBE R D | ARLINGTON | 13 | VA | 22207 | 6/1/2003 | \$206,000 | 940 | 5511 | 2 | 1 | 1 | 1944 | \$ 180,700 | \$ 1,849 | N | • | 2046011 | RSFR | R -6 | \$ 2 19 | 0.1013 |
| 9999 N OAKLAND ST | ARLINGTON | 13 | VA | 22207 | 6/21/2003 | \$ 3 10,000 | 1432 | 5 115 | 3 | 2 | 1 | 1941 | \$ 193,700 | \$ 1,982 | N | • | 2054014 | RSFR | R -6 | \$ 2 16 | 0.1668 |
| 9999 33 rd ST N | ARLINGTON | 13 | VA | 22207 | 7/31/2003 | \$298,550 | 12 12 | 6150 | 3 | 1 | 1 | 1941 | \$ 181,800 | \$ 1,860 | N | - | 2068010 | RSFR | R -6 | \$246 | 0.1893 |
| 9999 N NELSON ST | ARLINGTON | 13 | VA | 22207 | 5/1/2003 | \$249,900 | 1368 | 9607 | 2 | 1 | 1 | 1949 | \$ 183,700 | \$ 1,979 | N | - | 2073046 | RSFR | R -6 | \$ 182 | 0.1931 |
| 9999 N STUART ST | ARLINGTON | 13 | VA | 22207 | 7/24/2003 | \$335,000 | 1248 | 7579 | 3 | 2 | 1 | 1946 | \$212,800 | \$2,177 | Ν | - | 2079004 | RSFR | R -6 | \$268 | 0.2816 |
| 9999 N TAZEWELL ST | ARLINGTON | 13 | VA | 22207 | 7/5/2003 | \$478,250 | 1650 | 10041 | 3 | 2 | 1 | 1939 | \$ 3 13,900 | \$ 3,211 | Ν | - | 2086023 | RSFR | R - 10 | \$289 | 0.3357 |
| 9999 N UTAH ST | ARLINGTON | 13 | VA | 22207 | 8/1/2003 | \$235,900 | 1156 | 6549 | 3 | 2 | 1 | 1956 | \$214,100 | \$ 2,190 | Ν | - | 2074031 | RSFR | R -6 | \$204 | 0.4108 |
| 9999 N P IEDMONT ST | ARLINGTON | 13 | VA | 22207 | 7/6/2003 | \$240,000 | 841 | 5044 | 4 | 2 | 1 | 1938 | \$ 184,700 | \$ 1,889 | N | - | 2075022 | RSFR | R -6 | \$285 | 0.535 |
| 9999 N RICHMOND ST | ARLINGTON | 13 | VA | 22207 | 8/4/2003 | \$270,000 | 1280 | 5858 | 2 | 2 | 1 | 1939 | \$ 18 1,6 00 | \$ 1,858 | N | - | 5038006 | RSFR | R -6 | \$ 2 10 | 0.6081 |
| 9999 N VERMONT ST | ARLINGTON | 13 | VA | 22207 | 7/17/2003 | \$ 525,000 | 2820 | 6260 | 3 | 2.5 | 1 | 1989 | \$388,800 | \$3,977 | N | • | 3060053 | RSFR | R -6 | \$ 186 | 0.7305 |

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