

# COLLATERAL VERIFICATION **report**

■ ■ ■ ■ settlement services

As a lender, to process a mortgage loan application, you need to know the borrower's mortgage lien information as well as any tax liens or judgments. The **Collateral Verification Report** instantly uncovers this data, resulting in quick underwriting decisions at reduced costs.

The **Collateral Verification Report** enables lenders to evaluate and underwrite home equity, second mortgage, and refinance loans faster and more economically than with traditionally used products.

#### **How The Collateral Verification Report Works**

Request a **Collateral Verification Report** online with a single click. Within seconds, you receive a user-friendly, credit-based report that lists all of your applicant's open mortgages, real estate tax liens and judgments.

#### **The Kroll Factual Data Advantage**

Kroll Factual Data maintains Errors & Omissions coverage in the event that we are responsible for lender loss or financial damages resulting from an error or omission – making our **Collateral Verification Report** an excellent alternative to more traditionally used products. Furthermore, we offer a "Lite" version of the **Collateral Verification Report** that does not include the Errors and Omissions coverage.

## **Why The Collateral Verification Report?**

#### **Close Loans Faster**

The **Collateral Verification Report** is returned instantly through our secure online platform – allowing you to make a prompt underwriting decision and close loans faster.

#### **AVM and Flood Zone Status**

AVM Range and Flood Zone status are included as a standard feature of the **Collateral Verification Reports**.

#### **Tradelines**

The **Collateral Verification Report** also includes tradeline features not commonly found, including: a tradeline comments section, non-auto tradelines over \$30k and the tradeline type is displayed.

#### **Reduce Closing Costs**

The **Collateral Verification Report** is significantly less expensive than traditionally used title insurance – enabling lenders to decrease closing costs.

#### **Borrower Retention**

With the **Collateral Verification Report**, you can approve more loans faster and keep potential borrowers from shopping at other lenders.

#### **May be Cancelled for Failed Loans**

You have the ability to cancel **Collateral Verification Reports** for loans that do not close for only \$7.50.

#### **Contact Us:**

800-929-3400

sales@krollfactualdata.com

www.krollfactualdata.com

KROLL FACTUAL DATA, 5200 HAHNS PEAK DRIVE LOVELAND, CO 80538 (800) 324-5005 OR FAX (800) 364-5005			
RESEARCH DEVELOPMENT TESTING ATTN ANDREA HRUBY LOVELAND, CO 80538 (970)663-5700 (866)516-3495	Client Tracking	Requested by Iloyd	Report ID 80651CV00000010
	FD client code 0651-NEWPRD	Date requested 3/13/2008 08:18	Charge 65.00 <a href="#">Cancel Report</a>

Identification (as requested)					
Applicant Last Name <b>Amacommon</b>	First Name <b>Louis</b>	Middle	Suffix	DOB 5/25/1975	SSN 248-48-0031
Present Address <b>11 99th St</b>		City <b>Fantasy Island</b>		State <b>IL</b>	Zip Code <b>60750</b>

Loan Information			
Loan Amount <b>\$130,000</b>	Loan Type <b>Home Equity</b>	Loan Term <b>15 years</b>	Loan Number <b>12345</b>

Property Information (as requested)			
Owner Name <b>Kenneth Olsen</b>		Co-Owner Name	
Address <b>1706 Effingham St</b>		City <b>Fort Collins</b>	State <b>CO</b> Zip Code <b>80525</b>

Property Information (as reported)			
Owner Name <b>Olsen, Kenneth &amp; Judy</b>	Lender Name	Loan Value	Loan Type
Co-Owner Name <b>Olsen, Matthew</b>	Doc Type <b>W</b>	Doc Number <b>63315</b>	Book / Page <b>8/13/2007</b>
Subdivision <b>Rosborough</b>	Lot Number <b>85</b>	Block Number <b>7</b>	APN <b>R1108808</b>
Seller Name <b>Mills, Sandra L</b>	Square Footage <b>1680</b>	Year Built <b>1984</b>	Consideration <b>19.45</b>
County <b>Larimer</b>	Assessed Value <b>15440</b>	Improved Assessed Value <b>13030</b>	Land Assessed Value <b>2410</b>
Legal Description <b>Lot 85, Rosborough 2nd, FTC</b>			

Subject Property Data			
AVM Low Value <b>\$155,000</b>	AVM High Value <b>\$180,000</b>	<a href="#">View AVM</a>	Flood Zone Status <b>In</b>

Credit Score Information					
Score	Repository	Brand	Type	Name	Date
825	Experian	F,I Installment	FICO	B 248-48-0031 Amacommon, Louis P	
803	Experian	F,I Bankcard	FICO	B 248-48-0031 Amacommon, Louis P	
792	Experian	Fair, Isaac	FICO	B 248-48-0031 Amacommon, Louis P	

File Variations					
Experian	BX1	248-48-0031	B 248-48-0031 Amacommon, Louis P		

Potential Secured Loans							
Tradeline	Identifier	Type	Reported	Opened	Last Active	High Balance	Balance
CITICORP MORTGAGE 2347515	BX1 [Joint]	Install (R1) Mortgage	02/07	08/03	02/07	\$143,000	---
Account closed 09/08							
FLEET BANK OF NY 123456	BX1 [Ind]	Revolv (R0) Line of credit	04/07	03/99	01/02	\$45,000	\$34,000

Public Records				
Bankruptcy	Chapter 7 Bankruptcy	Docket # 12345	Liabilities \$1000	Status Discharged
	Court Name Some Court	Filed 12/12/2007	Assets \$500	Status Date 12/12/2008
	Comments Attorney: Some Guy Plaintiff; Other Dude Defendant: Some Chick These are my comments...			

Tax Lien	State Tax Lien	Docket # 234	Amount \$150	Status Paid
	Court Name Some other Court	Filed 12/12/2003		Status Date 12/12/2003

Creditor Information	
CENTURA BANK PO BOX 151, ROCKY MOUNT, NC 27802 CHASE AUTO 900 STEWART AVE, GARDEN CITY, NY 11530 CHASE MANHATTAN MTGE (800)848-9380 3415 VISION DR, COLUMBUS, OH 43219 DCFS USA LLC 38455 CORPORATE DR, FARMINGTON HILLS, MI 48331 FIRSTAR BANK (800)331-4738 PO BOX 5227, CINCINNATI, OH 45201	HSBC/NEIMN (800)209-4914 PO BOX 15221, WILMINGTON, DE 19850 JAGUAR CREDIT (800)945-7000 PO BOX 111897, NASHVILLE, TN 37222 PRIMUS FINANCIAL SVCS (800)945-8000 PO BOX 680020, FRANKLIN, TN 37068 RUSSELL COLLECTION (810)239-8879 G3285 VAN SLYKE RD, FLINT, MI 48507 WASHINGTON MUTUAL HOME 324 W EVANS ST, FLORENCE, SC 29501

Information sources		
This report includes information retrieved from the following repository(ies):		
TransUnion Consumer Relations PO BOX 1000 Chester, PA 19022 (800) 888-4213 www.transunion.com	Equifax Consumer Relations PO Box 105873 Atlanta, GA 30348 (800) 685-1111 www.equifax.com	Experian Consumer Relations PO Box 2002 Allen, TX 75013 (888) 397-3742 www.experian.com

This report is a Collateral Verification Report and should not be construed as an Appraisal, Flood Zone Determination, Opinion of Title, Title Insurance or any other form of Title Guaranty.

**Property Information**

The property section of the report contains an abbreviated legal description of the property and basic property information including APN, Square Footage, Year built, and assessed value.

**Subject Property Data**

Having an updated property value range and a "quick peak" as to whether the property is in a flood zone or not will save time and provide a road map of what is going to be required to close the loan quickly and efficiently.

**Credit Score Information**

FICO score information is displayed in the Credit Score Information section, giving an overall view of the risk involved with the collateral.

**Potential Secured Loans**

The CVR shows what secured loans or other mortgages may already be in place on the subject property.

**Public Records**

The CVR will display whether or not the property is part of a Bankruptcy filing or has a lien against it that might halt the origination process.

