

Estimated Replacement Cost

Reduce your exposure to risk.

Our Estimated Replacement Cost service, used in parallel with our Automated Valuation Model services, helps establish imputed value and provides a check on improvements to the total value of security.

At Kroll Factual Data, we specialize in helping businesses identify potential risks surrounding a mortgage loan.

Our services provide you the opportunity to see if loans are underwritten to guidelines. Investors must begin to actively protect themselves by collecting more accurate data on each borrower and each lending transaction. It is imperative that this data be analyzed for inconsistencies in a pre-funding environment.

How Estimated Replacement Cost Works

By simply typing in a residential address, the user receives pre-populated property data specific to the subject property that combines with in depth cost data to produce the cost of what it would take to replace the home.

The Kroll Factual Data Advantage

Our unique partnership with first-rate data sources, along with our excellent technology resources, enables us to provide you accurate, detailed information instantly.

Why Estimated Replacement Cost?

Fraud Detection

Provides a tool for assessing appraisal fraud, the overvaluation of property improvements.

Improve Compliance Levels

Helps in identifying compliance divergences and inconsistencies.

Gauge Volatility

When used in conjunction with our Automated Valuation Model, ERC provides a method to determine the actual value of improvements (fixed value) against the total loan amount. Land will have a higher volatility in a declining market.

Confirm Sufficient Insurance Coverage

Gives accurate replacement cost information needed for confirming adequate coverage in case of loss.

Adherence to Regulations

Provides additional documentation as required by Regulation AB, plus additional disclosure to meet BASEL II requirements.

Validate HMDA Information

Provides primary information, including number of bedrooms, baths and total square footage, as required for HMDA reporting.

Contact Us:

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