

The nation's largest property and ownership database is more powerful than ever

RealQuest® is the ultimate online tool for quickly and easily finding the detailed property information you need. Now with such added features as a Voluntary Lien Report, Foreclosure Activity Report and Alert, you can easily view a target property's current and historical ownership and encumbrance status, keep current with foreclosure activity on any number of properties, and manage and analyze user information via an Administrative Module.

Check ownership, equity, and encumbrances instantly

Shorten the mortgage lifecycle, mitigate upfront title issues, and quickly identify implied equity with the Voluntary Lien Report. This comprehensive and easy-to-use resource gives you a target property's current and historical ownership and encumbrance status. Using Voluntary Lien Report, you can quickly link to the recorded document images associated with financial and transfer activity without knowing the document number as well as sort activities in descending chronological order for easy identification.

- Analyze lien positions and pre-foreclosure activity prior to lending or investing
- Establish ownership and implied equity by viewing outstanding loan and transfer details
- View open and closed encumbrances on subject properties: first and junior mortgages, home equity lines of credit, associated releases, assignments and pre/post foreclosure information

Keep tabs on foreclosures automatically

Having access to the very latest information on foreclosures is decisive when it comes to loss mitigation and investing. The Foreclosure Activity Report and Alert gives you a proactive view into any single or portfolio of properties. Search for and analyze reports using any number of property characteristics. Click on red flags and quickly link to foreclosure reports, recorded documents, Automated Valuation Models (AVMs) and subject property details for complete situation analysis. Register for e-mail notification and you'll receive the very latest information as soon as it occurs.

- Establish foreclosure status for loan origination purposes
- Assess any number of properties for due diligence
- Target potentially undervalued or distressed properties for investment purposes

Analyze and manage your company's usage statistics

The ability to control and monitor access to your research tools and their usage is crucial. Now manage user profiles, account information, access, permissions, and limits. Access, print, and export statistics. Display your logo and company information prominently on the user interface through usage monitoring and reports. No capital expenditure, software installation, or extra IT resources required.

- Maximize operational efficiencies
- Personalize the user interface with your company logo
- Grant and modify user password access



First American
Real Estate Solutions™

Faster access to the information you need

RealQuest gives your team instant access to nationwide property information, dramatically decreasing your cost and time to gather information necessary for verification, compliance, analytics, research, list kits, and database enhancement. Search by 70 different criteria and import your results into your database, .csv or label formats, or easy-to-understand reports, viewable with standard TIFF and PDF viewers. No need for software downloads, CDs, disks, or special training. The RealQuest database includes:

- Property profiles
- Autocomps or custom sales comparables
- Assessor maps
- AVMs
- Legal & vesting
- Transaction history
- Document images
- Street map images
- Neighborhood profiles
- Tax assessment data

Benefits

- Coverage includes 95% of real estate transactions
- Reduce the cost and time required to gather information for verification, compliance, analytics, research, list kits and database enhancement
- Access to legal and vesting with transaction history, property profiles, comparables and street maps
- Choice of Automated Valuation Models (AVMs)
- Source data is updated daily
- No installation discs or software downloads necessary
- Easy to use, no training required

Features

- Confirm sales date, price and tax assessed value
- View tax assessor maps with any standard TIFF viewer and document images with a PDF viewer
- Build reports on-the-fly
- Order property profile and comparable sale reports
- Customize your own search with over 70 search attributes
- Export records from searches in .cvs or label formats
- Refine comparable search criteria on-the-fly
- Customize and save search session preferences and criteria
- Access to best-in-breed AVMs: ValuePoint® 4, ValuePoint® Plus, ValuePoint® PASS,™ Freddie Mac's HVE®, HPA,™ PowerBase,™ VeroValue,™ CMV (formerly ValueWizard™) and CASA®
- View archived ValuePoint® 4 reports and perform retro valuations
- Search properties and document images by owner name, APN or street address
- Plot subject property and sales comparables or automated valuation recent sales on a street map
- Analyze neighborhoods using demographics, schools, crime and business information



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