

LoanStacker

Loan Data Capture Solutions

Automate Mortgage Data Entry

LoanStacker provides ready-made recognition templates for the application documents with the most demanding data entry requirements. Thousands of keystrokes turn into seconds of CPU time and loan processors can spend their time analyzing the data instead of retyping it.

- 1003 Loan Application
- 1004 Appraisal Report
- HUD-1 Settlement Statement
- Title Commitment

New recognition templates are created on demand for the same price as pre-made ones!

ABBYY® FlexiCapture® 10

Our data entry solutions are built on the award-winning FlexiCapture data capture platform. Advanced OCR technology that is both highly scalable and reasonably priced.

Data fields are located by keyword

Extracted data is displayed for verification

Cornerstone Property Appraisals (Main File No. Loan # 0132981979 Page #2)

Reference ID: 26102
File # Loan # 0132981979

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address: 449 BONTONA AVE City: Fort Lauderdale State: FL Zip Code: 33301
Borrower: Seidman, Stanley B. & Carol A. Owner of Public Record: Seidman, Stanley B. & Carol A. County: Broward

Legal Description: VENICE RESUB OF BLKS 5 & 6 47-26 B LOT 11 10 S 20 BLKS 5
Assessor's Parcel #: 504211170030 Tax Year: 2011 R.E. Taxes \$: 7,162
Neighborhood Name: Las Olas Isles Map Reference: 50-42-11 Census Tract: 12011-042000

Occupant: Owner
Property Rights Appraised: Fee Simple
Assignment Type: Purchase Transaction

Lender/Client: Greenlight Financial Service Address: 18200 Von Karman Avenue, Irvine, CA 92612

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
Report data source(s) used, offering price(s), and date(s). The subject has not been listed for sales in the last twelve months. Source: Owner interview, inspection and Mls.

I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift of downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No If yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | One-Unit Housing Trends | One-Unit Housing | Present Land Use % |
|---|---|------------------|--------------------|
| Location: Urban Suburban Rural | Property Values: Increasing Stable Declining | PRICE AGE | One-Unit 75 % |
| Built-Up: Over 75% 25-75% Under 25% | Demand/Supply: Shortage In Balance Over Supply | \$ (000) (yrs) | 2-4 Unit % |
| Growth: Rapid Stable Slow | Marketing Time: Under 3 mths 3-6 mths Over 6 mths | \$25 Low 1 | Multi-Family 15 % |
| Neighborhood Boundaries: The subject neighborhood is located South of E. Sunrise Boulevard, East of S. Federal Highway, North of SE. 17th Street and West of the Intracoastal Waterway in Fort Lauderdale, Florida. | 19,900 High 70 | Commercial | 10 % |
| Neighborhood Description: The subject is located in a well established residential neighborhood known as "Las Olas Isles", the area consists primarily of medium to large sized custom built single family dwellings situated on deep water ocean access canal and direct intracoastal waterway parcels with no fixed bridges. Neighboring properties appear to be well maintained. Schools, shopping centers, recreation areas are all located within close proximity to the subject neighborhood. | 1,400 Pred. 55 | Other | % |

Market Conditions (including support for the above conclusions): The neighborhood market trends of growth rate, property values, demand/supply, market time and financing, as measured by market sales and listing analysis, shows market conditions are currently stabilizing. Supply and demand factors are starting to balance after a period of steady declining market values.

Dimensions: 70 x 126.5 Area: 8855 sq ft Shape: Rectangular View: 8/0' Ocean canal:
Specific Zoning Classification: RS-8 Zoning Description: One family detached dwelling

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State: FL
ZipCode: 33301
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OwnerOfRecord: Seidman, Stanley B. &w Carol A.
County: Broward
LegalDescription: VENICE RESUB OF BLKS 5 & 6 47-26 B LOT
ParcelNumber: 5042 11 17 0030
TaxYear: 2011
RETaxes: 7,162
NeighborhoodName: Las Olas Isles
MapReference: 50-42-11
CensusTract: 12011-0420.00
Lender: Greenlight Financial Service
LenderAddress: 18200 Von Karman Avenue, Irvine, CA 92612
Occupant: Owner

Possible OCR errors highlighted in red

Verified data is uploaded automatically to your LOS



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