



Advantage Credit

Credit Reporting Services

www.advcredit.com 800-670-7993



First American
Real Estate Solutions™

HPA Report

REPORT NUMBER: 621

PROVIDED FOR: ABC MORTGAGE TEST

REPORT DATE: 4/16/2009 6:54 AM

LOAN IDENTIFIER:

FOR PROPERTY: 1602 BELVEDERE BLVD, SILVER SPRING, MD 20902

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE	DISTRESS
\$376,000	66	\$403,000	\$349,000	\$286,000

TREND IN VALUE

	6 MONTHS	1 YEAR	2 YEARS	3 YEARS	4 YEARS	5 YEARS	10 YEARS
Zipcode	-6.3 %	-11.4 %	-20.7 %	-21.1 %	-4.5 %	14.1 %	129.7 %
County	-8.4 %	-13.9 %	-21.0 %	-23.7 %	-11.6 %	9.1 %	117.4 %

PROPERTY DETAIL

1602 BELVEDERE BLVD, SILVER SPRING, MD 20902

Flip Months: 0

Flip Percent: 0 % appreciation

APN: 13-01294748

Sale Date: 03/15/2066

Sale Price: \$0

Year Built: 1955

Property Type: 0

Owner1: MORCH SAMUEL E & W G

Living Area: 1,836

County: MONTGOMERY

Owner2:

COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	PROP TYPE	LIVING AREA	DISTANCE
1	10009 FOREST GROVE	12/2008	\$425,000	SFA	1,955	.01
2	9902 WOODLAND	12/2008	\$307,000	SFA	1,815	.03
3	1708 WOODMAN	08/2008	\$350,000	SFA	1,994	.02
4	9906 DAMERON	07/2008	\$425,000	SFA	1,852	.00
5	1611 BRISBANE	07/2008	\$450,000	SFA	2,020	.00
6	1628 BELVEDERE	05/2008	\$450,000	SFA	1,701	.00
7	1618 BELVEDERE	08/2007	\$479,000	SFA	1,836	.00

DISCLAIMER

This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced Property Valuations are not suitable for complex properties. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold.

The market value, information, data, content and process to produce this report cannot be insured, warranted, or underwritten without the express written consent of First American RES.

THE VALUATIONS ARE PROVIDED "AS IS" AND FIRST AMERICAN RES MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS, OR CURRENTNESS. FIRST AMERICAN RES SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL FIRST

AMERICAN RES BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATIONS, INCLUDING ANY USE CONTRARY TO STATE AND FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT YOUR BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.

***** END OF REPORT 4/16/2009 6:57:39 AM *****