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PLATINUM DATA SOLUTIONS LAUNCHES EXTERIOR PROPERTY VALUATION REPORT TO HELP LENDERS COMPLY WITH NEW INTERAGENCY GUIDELINES

Updated Interagency Guidelines require property condition to be assessed for transactions that include the industry's growing number of home equity loans

ALISO VIEJO, CA – MARCH 28, 2011 – Platinum Data Solutions, a premier provider of comprehensive appraisal review and collateral valuation technologies, has launched REALcondition Report, a comprehensive exterior property value analysis based on a physical site visit to the subject property. Released on December 2, 2010, the new Interagency Appraisal and Evaluation Guidelines state that collateral valuations must also address the subject property's condition for originated loans of \$250,000 or less. For the past several years, many lenders have relied on automated valuation models or AVMs—which on their own do not address property condition—to value this segment of loans. These loans include home equity loans, which are a growing segment in the market.

Automated valuation models, which are based on statistical analyses, do not address a property's condition, as that type of assessment requires human analysis and an actual visit to the physical property. REALcondition Report, however, is based on an in-person exterior assessment of the property. The report identifies factors that can affect the property's condition, including vacancy, "for sale" or "for rent" signs, safety or habitability matters, and other external influences. REALcondition Report also includes verification of the property address and a photo document of the property, and can be added to any of the company's 19 objective automated valuation models.

Loans that meet the "\$250,000 or less" criterion include home equity loans and home equity lines of credit, a segment that has grown significantly over the past six months to one year. A February 2011 article published on SmartMoney.com, which is part of the Wall Street Journal digital network, states that home equity loans are on the rise, with some banks having issued 25%, 35% or even three times more home equity loans and lines of credit during the last half of 2010 than they had in the previous year or the first half of 2010.

"Lenders are understandably very concerned about compliance, and the new Interagency Appraisal and Evaluation Guidelines are exacerbating that concern," said Arturo Garcia, COO of Platinum Data Solutions. "Our goal in offering the REALcondition Report is to not only provide a way to stay compliant with this aspect of the guidelines, but also make compliance and quality as fast, economical, and easily accessible

as possible. Our clients rely on Platinum Data to provide the tools that protect them and reduce their risk. The REALcondition Report further extends our umbrella of protection.”

About Platinum Data Solutions

Founded in 2002, Platinum Data Solutions is a leading provider of comprehensive appraisal review and collateral valuation technologies and services that prevent fraud for various segments within the mortgage industry. The company’s flagship product is REALview, an accurate and reliable automated quality control technology for evaluating appraisals. Among the company’s additional solutions are Collateral Expert and Collateral Expert Retro, which provide instant collateral risk reports that identify potential flipping or fraudulent activities, in the present or the past, and OptiVal, a performance-testing platform for evaluating automated valuation models (AVMs). The company also offers 19 unbiased AVMs and several other products and services that verify and validate loan data. Platinum Data Solutions is based in Aliso Viejo, California. For more information, visit www.PlatData.com or email info@PlatData.com.

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