



WE VALIDATE YOUR VALUE

AVM QUALITY CONTROL COMPLIANCE

How ValPro meets the interagency AVM quality control rule

Mandatory for covered institutions as of October 1, 2025. This brochure is written so a lender can place it directly in a vendor due-diligence file.

Data only. No judgment about people.

support@ValPro.ai

Appraiser-driven valuation analytics since 1995

A ValPro estimate is a statistical opinion of value. It is not an appraisal. An appraisal by a licensed appraiser may be required for some federally related transactions.

THE RULE

Five factors, engineered in — not documented after the fact

The federal banking agencies, the CFPB, NCUA, and FHFA adopted a joint rule requiring institutions that use automated valuation models in certain mortgage credit decisions to maintain policies and controls addressing five specific factors. ValPro was built around those factors.

01 Ensure a high level of confidence in the estimates produced

Every ValPro valuation reports its own statistical evidence: sample size, dispersion of the comparable set, median absolute percentage error, and a High / Moderate / Low confidence tier with a corresponding value range. Estimates that fall outside our tolerance are flagged rather than presented as settled conclusions, so a reviewer always knows how much weight the number can carry.

02 Protect against the manipulation of data

Inputs come directly from licensed third-party public-record and MLS sale feeds retrieved at the moment of the request. Subject characteristics and comparable sales cannot be typed in, overridden, or re-run for a better answer by the requesting party. Comparable selection, adjustment, and reconciliation are executed server-side by fixed code, and each search is written to an immutable log with the requesting account, timestamp, address, and indicated value.

03 Seek to avoid conflicts of interest

ValPro is compensated per valuation at a contracted rate. Our fee does not vary with the value produced, whether a loan closes, or whether a client is satisfied with the outcome. We hold no interest in the subject properties, take no brokerage or lending position in the transactions we value, and no client may direct a value or request revision of a completed estimate.

A value a credit officer cannot audit is not a value. Every ValPro estimate carries its own evidence.

VALPRO, LLC · APPRAISER-DRIVEN VALUATION ANALYTICS SINCE 1995

04 **Require random sample testing and reviews**

A random sample of completed valuations is reviewed by certified appraisers on staff for reasonableness of the comparable set and adjustments. In parallel, sampled estimates are back-tested against subsequent recorded closings to track median error and directional bias by submarket. Findings drive documented model changes rather than case-by-case overrides.

05 **Comply with applicable nondiscrimination laws**

The model is quantitative only. It receives physical property characteristics, location geometry, school attendance data, and recorded sale facts. It never receives, stores, or infers race, color, religion, national origin, sex, familial status, disability, age, or any proxy for a protected class, and no borrower or occupant identity is transmitted to the model at any point.

WHAT A REVIEWER RECEIVES

Every valuation ships with its own audit trail

- **Indicated value and confidence tier**

High, Moderate, or Low, with the value range that corresponds to the tier.

- **Model diagnostics**

Sample size, adjusted R-squared, comparable dispersion, and median absolute percentage error.

- **Four highest-rated comparables**

Sales within 18 months, gross adjustments capped at 30 percent, with line-item adjustments shown.

- **Immutable search log**

Requesting account, timestamp, subject address, and indicated value, retained for review.

NONDISCRIMINATION**Data only. No judgment about people.**

Bias risk in valuation historically enters through subjective narrative and through neighborhood-level assumptions that stand in for the people who live there. ValPro removes both. There is no free-text opinion, no discretionary neighborhood rating, and no demographic layer in the model. What the model can see is listed below in full.

MODEL INPUT	STATUS
Living area	Used
Bedrooms / bathrooms	Used
Lot size	Used
Year built / effective age	Used
Garage spaces	Used
Distance & directional quadrant	Used
School attendance area	Used
Recorded sale price & date	Used
Race, ethnicity, national origin	Never collected
Religion, sex, familial status, age, disability	Never collected
Neighborhood demographic composition	Never collected
Borrower or occupant identity	Never transmitted

This brochure describes ValPro's own controls and is not legal advice regarding an institution's obligations under the rule.



BUILDING VALUE. DELIVERING PROGRESS.

Put a compliant AVM in front of your credit team.

Free test drive available

We validate your value

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Institutional access provisioned by our team. Billed directly per search.



SCAN FOR THE COMPLIANCE PAGE

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