

COMP LOCATOR

Generate high-quality, custom-tailored sales comparable reports fast and surpass the competition. Contact LPS Applied Analytics today to get a free trial, and put Comp Locator to work for you.

Fast and Accurate Comparable Sales Data is More Important Now than Ever

To keep up with the ever-evolving real estate market, your appraisal business needs fast, accurate and cost-effective tools to generate reliable lists of comparable sales. Cumbersome research tools with tedious search capabilities and limited parameters can make your job harder and keep you from reaching your potential. Fortunately, Lender Processing Services' (LPS) Applied Analytics division offers Comp Locator, a state-of-the-art sales comparable search engine that is designed to boost your efficiency and accuracy.

Comp Locator helps you generate high-quality sales comparable reports with interactive Web-based maps – in less time than any other solution. You have the power to custom-tailor comparable searches, giving you control over which comparables are selected. You also get property profiles and complete sales histories all in a single, affordable solution. It all adds up to a powerful competitive advantage for your business.

Put Comp Locator to Work for You

Anyone looking to compare similar properties in an effort to establish the more accurate subject property value will benefit from the power of LPS Applied Analytics' Comp Locator.

By simply clicking the auto comp button within Comp Locator, **loan officers** can enter search parameters to quickly view the same comparable properties that an appraiser would. This provides an inexpensive option for the loan officer to further qualify a borrower for a loan before moving forward with the underwriting process.

Appraisers can use Comp Locator as they build their appraisal report. By selecting reliable comps, the appraiser can deliver a more accurate value for the property.

When a lender sends an appraisal to its **Review Department**, the reviewer can perform quality control on the appraisal by pulling comparisons from Comp Locator.



Simplicity, Customization and Speed Enhance Your Performance

Simplify

- Eliminate extraneous comparable data with advanced geographic definition capabilities.
- Define search areas more precisely by drawing polygons on interactive Web-based maps in the exact locations you need. Plus, search effortlessly using radius, street range, Thomas Bros. page and grid, city or ZIP code.
- Gain a quick and accurate snapshot of sales comparables with easy-to-read single-line detail and up to two prior sales per comparable on as many as 50 comparable properties.

Customize

- Tailor search parameters and eliminate dissimilar comparables using a complete list of property characteristic, sales date and sales price filters.
- Enter up to seven additional property addresses to verify information not available using original search parameters.
- Access the information you need in various report formats, including HTML, Excel and text; or through direct software integration.

Accelerate

- Get reports fast with Comp Locator's user-friendly interface.
- Quickly customize any comparable report without outside reports.



Experience the Power of Industry-Leading Data

Backed by our SiteX.com™ database – the industry's largest and most accurate of its kind – Comp Locator enables you to access information on more than 92 percent of the nation's property ownership records. With around 648,000 new ownership records added every month, you can be sure you are receiving the most current data available.



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