

BlueBird Valuation has partnered with Asteroom in offering PDR

What's ACE+ PDR?

ACE+ PDR is Freddie Mac's newest appraisal waiver offering for cash out refinance and certain non-cash out refinance. Using ACE+ PDR, lenders are able to originate refinance loans without full appraisals after obtaining and reviewing a PDR (property condition report) from a Freddie Mac certified provider to confirm that the collateral meets Freddie Mac's guidelines.



Why do we use Asteroom to fulfill your PDR orders?

We chose Asteroom to be our PDR provider because of their technology, speed, and quality of service.

Technology

Asteroom develops and owns its own proprietary 3D scanning and 2D floor plan technology combined with its easy to use data collection App.



Coverage & Speed

Asteroom leverages a panel of 5,000 real estate agents in all 50 states in the US. They can reach 92% of the population within 1 calendar day and turnaround 80% of the rest.



Quality of service

Asteroom has one of the lowest revision rates due to its superior technology and its realtor panel. Every realtor has to go through at least 3 hours of training and pass the exams before approving to be data collectors. Every PDR report is reviewed by Asteroom's back office staff using the 3D tour generated and 3rd party data sources to ensure the highest quality and accuracy of data.



Covering 92% of the US population



2day turnaround for 80% of the assignments

How would ACE+ PDR help with your business?

Compared to full appraisal, ACE+ PDR may provide significant time and cost saving advantages. While traditional full appraisals may take 6-14 days to complete, a PDR can be completed in 2 days or even overnight if needed. PDR also costs 60%-75% less than full appraisal due to a much faster process.



Originate loans faster

ACE+ PDR can help you achieve 2 day appraisal turn time for most of the eligible loans.



Lower costs to the borrowers:

ACE+ PDR can help your borrowers achieve significant cost saving when the condition of the collateral meets Freddie Mac's quality guideline. Even when the quality standard is not met and a PDR is escalated to hybrid appraisal, the total cost is still comparable to full appraisals because appraisers will be able to leverage the PDR and data collected to complete their analysis without having to re-collect the data.



Prepare your organization for appraisal modernization

Although there is no official announcement yet, it is expected that Freddie Mac will soon expand eligibility of ACE+ PDR to purchases. Fannie Mae is also undergoing pilots for similar offerings for its appraisal modernization initiative.

Where can I learn more about ACE+ PDR?

Start by looking at the FAQ's released by Freddie Mac found at this link <https://my.sf.freddiemac.com/faq/ace-pdr-faq>