



Property Solutions

Real time insight and in-depth information to support lending decisions.

The housing market in New Zealand is continually changing, and with any change comes risk. Critical to minimising risk exposure is the use of information that is current, thorough, and accurate as a basis for supporting your lending decisions.

Veda understands the need to provide fast, seamless service that supports a faster application decision time, helps to effectively manage risk and delivers a great customer experience.



Well-informed property lending decisions

Before your business offers mortgage lending or credit leveraged against a property, it is essential that you have all the information about that property. Veda works to assist your business in making fast, risk weighed lending decisions utilising the most accurate credit, property and identity data.

With Veda's property solutions you can verify property details including ownership, benchmark a property's valuation, obtain sales history and understand encumbrances. You can also access credit reports to support your assessment of credit worthiness and verify an applicant's identity electronically. With credit, property and identity data all available online and in real time, Veda can expedite the end-to-end lending process for your business and improve your lending processes.

Customer centric, insight-focused partnership

Veda's property solutions are powered by Valocity, a leading New Zealand property data analytics provider. This partnership brings together two organisations that are focused on innovating to deliver meaningful insights and enhanced solutions aligned to your changing needs over time. Here are some of the benefits of Veda's Valocity-powered property solutions:

- Access to highly accurate and robust property solutions
- Manage property-related lending risk by accessing thorough property information
- Reduce the time to decision by accessing Veda's credit, property and identity information all from one source
- Reduce bad debt loss associated with mortgage lending decisions
- Provide fast, seamless lending decisions and great experience to your customers
- Access to new, innovative property insights and solutions aligned to your changing needs.

Property solutions overview

TASK	SOLUTION
Determine the estimated value of a property and a comparison of this property against recent sales of similar properties in the surrounding area.	iVal™ - Estimated Value
Identify risks associated with lending on a particular property including estimated market value range and how this compares against a quartile view of recent sale prices in the surrounding area.	iRisk™ - Risk Summary
See a consolidated view of a customer's property portfolio, including LVR and equity position	iPortfolio™
Access a comprehensive range of information about a particular property, combining valuation, ownership, sales and transactions into one comprehensive report.	Property Summary
Access the rateable value and general details of a particular property.	Property Valuation
Quickly and cost effectively confirm if your customer owns a particular property.	Property Ownership Verification

If you would like to access the sales history of a property or understand if there are any interests or encumbrances on a property, our Property Sales and Property Transactions reports are also available - find out more by visiting our website www.veda.co.nz

Reduce the uncertainty in property lending with iVal™

An iVal™ report is generated using an automated valuation model and calculates an estimated market value for residential New Zealand properties. It can be used as a benchmark tool to determine the amount to lend on a selected property.

This information can be used to assist the lending process and enables fast, well-informed decisions.

An iVal™ report provides the following information:

- Confirmation of property address
- Current, estimated market value of a property based on sale prices of similar properties in the area, including a value range and confidence level
- Information on additional attributes including risk flag, rating valuation and previous sales
- Details and attributes of comparable property sales that support the valuation estimate.

Make property assessments with confidence using iRisk™

The iRisk™ report is tailored to assist in identifying risks associated with lending on residential properties. Assessing where a property's estimated value range lies in relation to a view of lower, median and upper quartile recent sales prices of properties in the surrounding area can assist with reducing risk and completing thorough lending due diligence.

An iRisk™ report uses Valocity's statistical modelling and information to provide a view of the risk exposure of lending on a particular property. The report includes:

- Confirmation of property address
- Current estimated value range based on the recent sale prices of similar properties in the area
- Key risk information including historical sales to identify property flipping, building consent history and risk flag
- Benchmarking of where the property value lies in relation to quartile views of recent sales prices in the surrounding area.

Property ownership verification

This is a cost-effective report that enables verification of property ownership at the point of enquiry. This service can assist with customer due diligence requirements under AML/CFT legislation.

Check the LVR position of a customer's property portfolio using iPortfolio™

An iPortfolio™ report provides a consolidated view of a customer's property portfolio. For residential properties in a portfolio, an iPortfolio™ report includes:

- The current estimated value
- Last sales price
- Mortgage provider
- And the rating valuation.

It also allows entry of mortgage balances so that the loan-to-value ratio and equity position can be easily viewed.

Property summary

A property summary report combines valuation, ownership, sales and transactions into one comprehensive report, saving you time in obtaining this information from multiple sources. Access to this information allows you to speed up the due diligence part of your lending process. A property summary report contains a range of information, including:

- Rateable value
- Owner details
- Sales history
- Building consents
- Interests registered on the certificate of title, current and historical
- Aerial image and boundary details
- General property detail
- Legal property details.

Property valuation


A property valuation report provides essential information to support your lending decisions. Access to this information can support decisions such as how much to lend against the property and measure your customer's equity levels if they are looking to re-finance. The report contains:

- Confirmation of property address
- Owner details
- Most recent rateable value
- Land and improvements
- Floor and land area
- Legal description details.



More information

To find out more about Veda's property solutions, speak to your Veda account manager or email assistonline.nz@veda.co.nz



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