# ValueLink®

# Smart SELECT - Automation Capabilities Overview

## Introduction:

Smart SELECT is an automated tool that simplifies the process of assigning appraisers or Appraisal Management Companies (AMCs) to appraisal orders. By using a set of predefined rules, it automatically chooses the best candidate from a pool of available appraisers or AMCs. This tool helps save time, reduce manual effort, and ensure that the right vendor is selected for each order.

## Key Features:

- **Auto Order Assignment:**
  Smart SELECT automatically assigns orders to appraisers or AMCs. You no longer need to manually search for the best fit—Smart SELECT does it for you by applying the rules you've already set.

- **Appraiser Selection Criteria:**
  It filters appraisers based on important factors like their location, whether they have an active license, their performance rating, and how many orders they are currently handling. This ensures that only qualified appraisers are selected.

- **AMC Rules:**
  If you're working with AMCs, Smart SELECT uses specific criteria to assign orders to them, such as how many orders they can handle and whether they are licensed in the needed state.

- **Custom Configurations:**
  Smart SELECT can be tailored to your needs. You can set up rules for different clients, branches, or even states to make sure the system works exactly how you want it to.

## How Does Smart SELECT Choose the Right Appraiser?

### 1. Appraiser Selection Rules:
The system looks at a variety of factors to decide which appraiser is the best fit for the order:

- **Status-Based Selection:**
  Only appraisers with the right status (active, available, etc.) are considered.

- **Location Restrictions:**
  The appraiser must be within a certain distance or cover the zip code of the property to qualify.

- **Order Limits:**
  If an appraiser already has too many active orders, they are excluded to avoid overloading them.

- **Appraiser Rating:**
  Only appraisers with a high-performance rating (based on their past work) are considered. The system can look at ratings over the last 12 months.

- **License Requirements:**
  Smart SELECT checks to ensure the appraiser has an active license in the state where the property is located.

- **Order Capacity:**
  Appraisers can be limited by how many orders they are allowed to handle at one time, ensuring they're not overwhelmed.

## 2. Appraiser Selection Weightage:

Smart SELECT doesn't just follow rules—it also gives each appraiser a score based on how well they fit the order. This helps prioritize the best candidates:

- **Turn Time:**
  Appraisers who can complete orders faster are given priority.

- **CU Score (Collateral Underwriter Score):**
  This score helps measure the quality of appraisers' past work. Appraisers with better scores are preferred.

- **Late and Decline Percentages:**
  Appraisers who frequently turn down orders or are late in submitting them are ranked lower.

- **Vendor Score:**
  You can manually assign a score to appraisers, allowing you to prioritize your top-performing vendors.

- **Qualifications:**
  Appraisers with special certifications or qualifications (for certain types of loans or properties) are prioritized for relevant orders.

## Conclusion:

Smart SELECT simplifies and automates the appraiser assignment process, taking into account various rules and factors to ensure the right vendor is selected every time. With features like auto assignment, customizable rules, and scoring systems, it's designed to reduce manual work and improve order management efficiency. Whether you're working with individual appraisers or AMCs, Smart SELECT ensures that every order is handled by the best-suited vendor.