



The Wilson Report

RealEasy Appraisal Software provided by WCA, Inc.

Summer 2010

Sketch32 - Sketching Program for Appraisers



Sketch32 was released in July. This newly written sketch program was designed to replace the old 16 bit version of RealEasy Sketches.

Written in 32 bit code to interface with more current software, this sketch program is a new alternative to Apex.

In this first release Sketch32 has functions and features identical to the 16 bit RealEasy Sketches. Additional features will be added to Sketch32 in the near future. These include multiple sketch pages and the ability to make corrections anywhere in your sketch and return to the last point of completion.

The cost of Sketch32 is \$149 (extra users are \$79 each). Customers who have purchased Apex at our suggestion within the last year will be offered a one-time 1/2 off price.

Pricing on Sketch32 is meant to be competitive. The introduction of this new program will provide our customers with a simple sketch program, and as requested, at a very reasonable price. To order, call 1-800-528-3445.

MISMO and XML Update

You may be receiving inquiries regarding the requirement of the XML format or **MISMO (Mortgage Industry Standards Management Organization)**. The Federal Housing Finance Agency (FHFA) has announced a major new initiative by Freddie Mac and Fannie Mae to improve the consistency and quality of data for appraisals and other loan delivery information. Consistent and accurate data is the root of informed decision-making



Continued on page 2

Transfer MLS Information with Grab-It

Instantly transfer MLS data straight to your report with just a few button clicks.



Grab-It allows you to transfer sales and listings into any appraisal report.

Information from Address to Gross Living Area is transferred as a standard set up. Easily abbreviate and drag and drop features into the other fields as needed.

Set up time for one MLS and training is approximately one-two hours. After that, save valuable time with Grab-It.

There is no comparison in "ease of use" to any other program available.

The cost for Grab-It is \$180 annually or we offer an \$18 monthly subscription. There is a one-time \$180 per MLS set up fee.

Response from current users has been positive. Try it for 30 days free. We think you will agree.

RealEasy Appraisals v10 - Available Now New Mapping Options Abound

RealEasy Appraisals v10 is ready for download. Improvements include a **new "forms and addenda chooser" for AI Ready** which will allow you to deselect pages. **A new, completely automatic, program updater** has been added which allows RealEasy Appraisals to automatically check for upgrades and let you know when a new version is ready to be installed. It will then allow you to update with a one-click interface. **Numerous small fixes and requested improvements** have been added.

A new install registration wizard now makes it easier to enter user information during setup on a brand new computer. Many small fixes and improvements have been made to report data handling and calculations.

Web Maps have been completely redesigned with brand new functionality

including pan and zoom, aerial and bird's eye views.

Other Web Map improvements include:

- The application now displays a notification dialog when launched for a report that is digitally signed.
- The default label size has been reduced.
- Labels for addresses that can not be found are now added to the upper right corner of the map viewport.
- When an address can not be found, it is now possible to edit the address before adding the label to the map.
- The map preview image in the upper right corner is no longer used to navigate the map image. Instead, scrollbars have been added to the map for this purpose.

Continued on page 2

Registering RealEasy Appraisals

To Register RealEasy Appraisals v9.2 and above follow these steps.

1. Double-click the RealEasy Appraisals shortcut on your desktop, or go to Start> Programs> RealEasy Appraisals> RealEasy Appraisals> Help> Registration> Re-register.
2. Enter your Web Maps user name and password when prompted. The user name is also your customer ID. The password was provided to you in an email. If you don't know either one, contact Tech Support.

3. You will be prompted to select a user from the available users on file. If your name is shown, select it and click Select. If it is not shown, select one of the blank users and click Select. Enter your name exactly as you want it to appear in the signature area of reports, and click Save.
4. You will be prompted to verify your state license information if this is an upgrade from a previous version. Call WCA Technical Support if you need assistance at 1-888-528-3445.

WCA Customer Number (User ID) Starts with V7



Every WCA customer has a V7 number, sometimes referred to as an account number or user ID number.

Registering RealEasy Appraisals requires entering your User ID number. This is simply V7 followed by your specific 4-digit account number. All WCA customer account numbers start with V7 and end with four individual numbers that were assigned to you with your very first WCA order.

Save time by having your V7 number available when you call for accounting, technical support or sales.

RealEasy Appraisals v10.2

Continued from page 1

- When balloon labels overlap each other, the “tail” portion of the labels are hidden behind the “balloon” portion of other labels.
- The thumbnail image on balloon labels no longer zooms in when the mouse hovers over it. Instead, the thumbnail image zooms in when double clicked.

To see a complete list of improvements, install the upgrade and go to “What’s New” under your Help menu.

Go to www.wca-inc.com> Downloads. Enter your User ID (V7####) and install the latest programs.

Reminder to Follow Us on Twitter

If you are looking for a quick answer, you may find it on Twitter on our website. This is an excellent option to find out promptly about new releases, server interruptions, special offers and more. Go to www.wca-inc.com.

MISMO and XML Update

Continued from page 1

throughout the mortgage origination and secondary sales processes.

Fannie Mae and Freddie Mac met with a cross section of their customer bases - large and small firms, form vendors, appraisal industry representatives and government agencies in working to develop the program. They are creating a common delivery data set to collect more source data at loan delivery utilizing the standard MISMO Version 3.0 file format. Adoption of a commonly understood data set will reduce ambiguities in the type and definition of data required for selling loans to Fannie and Freddie.

Recently deadline dates for requirement of the MISMO (XML) standard were extended. WCA will be ready with the MISMO electronic delivery prior to the Freddie/Fannie required date. You will receive updated information from WCA as this new format is completed.

For complete information go to www.efanniemae.com or more information on MISMO go to www.mismo.org.

Tech Tip



Installing RealEasy Appraisals

Installing RealEasy Appraisals on a stand-alone computer is a simple operation that takes little preparation.

A **stand-alone computer** is any computer that will be running RealEasy Appraisals and storing all of its necessary files (the TRADATA folder) locally, i.e. on the C: drive. This would apply to you if you only have one computer running RealEasy Appraisals, or you have multiple computers running RealEasy Appraisals that do not share files between them.

Install RealEasy Appraisals on a Stand-alone Computer

1. Go to Downloads on the WCA [website](#) and enter your User ID number (V7####).
2. Save the installation file for RealEasy Appraisals to your desktop.
3. Run the installation file.
4. During the installation, we recommend you use the default settings. Simply click Next when prompted, and Finish when the install completes.
5. Install other software, such as Apex, Sketch32 or RealEasy Photos Plus.
6. Register RealEasy Appraisals using your customer ID and password.

Installing RealEasy Appraisals on a network takes slightly more prep work.

A **networked computer** is any computer that will be running RealEasy Appraisals and storing all of its necessary files (the TRADATA folder) on another computer, and accessing them through a mapped network drive. Visit FAQ on the WCA website for complete instructions.

Frequently Asked Questions (FAQ)

Help is on the way



FAQ / Knowledge Base

Before contacting support, check to see if your question has been answered in our FAQs section.

The Frequently Asked Questions section on the WCA website is an excellent source for answers to your technical questions.

As we continue to build this section of the website, you will find more and more answers. Go to www.wca-inc.com and click on Support > FAQ. Various topics are identified to make your search easier. Step-by-step directions are provided in most cases which makes solving the problem easier.

If you have a technical issue search FAQ first and save your support time for more serious issues. Make a note that when you need a technical answer, FAQ is the first place to go.

New WCA Website a Winner

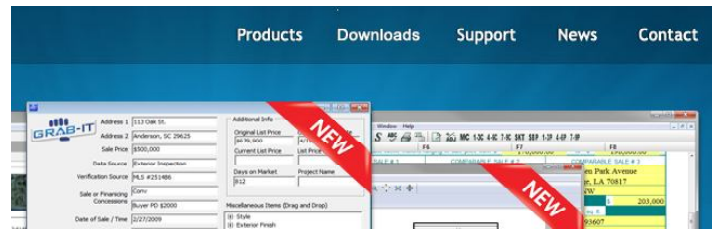
The new WCA website has been a tremendous success. In addition to a more professional look, it is helpful in so many ways.

You should be able to find almost everything you need from WCA on this website. On the website Home Page you will find a listing of products currently available from WCA. In addition, you will see comments from some of our valuable customers, as well as a link to “Twitter” for comments from WCA. Twitter information could involve anything from announcements of the latest upgrade to temporary server issues that may affect you.

From the Home Page you also have links to the following options:

Products - A more detailed description of products, pricing and system requirements. Be sure to click on each product for details.

Downloads - Your avenue to downloading the specific programs owned by your company. When upgrades are announced and you are ready to install, simply click on Downloads and enter your user ID



number (V7#####). Links to the programs that you own will appear. Click on each one, save to your desktop and run. This new installation/registration process has been dramatically streamlined. Try it. See how easy it can be.

Support - This link is your connection to options for technical support. Here you will find FAQ for your own research, as well as access to a technician who can provide support by remote. Program documentation can also be found here.

News - You will find the latest news material here. This is handy to have as a “first read” or as a reference.

Contact - All the information necessary to reach the person or department that you are trying to reach at WCA.

Take a moment to review the new WCA [website](http://www.wca-inc.com). We look forward to your suggestions and comments.

A Few Frequently Asked Questions... Answered

How do I update my license expiration date in RealEasy Appraisals? (in RealEasy Appraisals 9.0 and above)*

1. In RealEasy Appraisals, go to Edit > Preferences or click on the ‘person’ icon on the toolbar.
2. Enter your updated license expiration date in the Expiration Date field, then click Save, then click OK.

Your updated expiration date will now appear when you digitally sign your reports

What is a word processing page?

RealEasy Appraisals 9.0 introduced full word processing functionality in the form of Word Processing Pages, which replace the old extended comments and text addenda.

All new reports created will have the new Word Processing Pages. If you would like to use Word Processing Pages in an existing report, you can either clone or import the existing report.

What version of RealEasy Appraisals do I have installed?

To determine what version of RealEasy Appraisals you are running, go to Help > About. The version number is also listed on the title bar at the top of the window, for later versions of RealEasy Appraisals.

How do I add my email address to the signature page? (in RealEasy Appraisals 9.0 And Above)*

1. In RealEasy Appraisals, go to Edit > Preferences or click on the ‘person’ icon on the toolbar.
2. Enter your email address in the Email field and click OK.

Your email address will now be included when you sign reports.

How do I change the licensed user in RealEasy Appraisals?

If multiple people at your company use the same computer, or if one person deals

with multiple users’ appraisals, you can change your licensed user in RealEasy Appraisals. You will need to be connected to the internet to make the change.

1. In RealEasy Appraisals, click the down arrow next to the person icon and select ‘Change licensed user’. (Note: this will change the icon from ‘Change user info’ to ‘Change licensed user’. In the future, you can simply click the ‘Change licensed user’ button.)
2. Choose the new user from the list of licensed users, and click Select.
3. Choose the new user from the list of users registered within RealEasy Appraisals, and click Select.

Look in the lower-left-hand corner of RealEasy Appraisals, and you will see the active username.

** Information applying to versions 8.3 and earlier can be found on the WCA website under Support > FAQ.*

MCXpress - It's Free



If you are not using MCXpress to transfer information into the 1004MC report.... you should be. And why not, it saves time, it's easy to use and it's free to all annual contract customers.

MCXpress was designed to assist in the calculations and transfer of sales and listing information to the new 1004 Market Conditions addendum. It saves time calculating all of the difficult date issues. The calculations are those that relate to the absorption rate, months of supply, and median list to sales price ratio.

Access your MLS service and export as many records as desired to a CSV file. Your MLS organization should provide help to create this custom CSV file or you may choose to get help from WCA tech support. MCXpress works with any MLS that exports to CSV or XML format. Results are automatically placed in the appropriate fields of the 1004MC. Optionally an audit trail detailing the calculations may be sent to the text addendum.

MCXpress will save you a tremendous amount of time, as well as provide accurate information on this detailed form. Please contact WCA sales if you have any questions. Call 1-800-528-3445 or email sales@wca-inc.com.

Integrate MLS data into your report. Fully automated to fill the data grid.

RealEasy Photos Plus - Upgrade Expected Soon

An upgrade of RealEasy Photos Plus will not be required with the installation of RealEasy Appraisals v10; however, an updated version of RealEasy Photos Plus will be available soon. A new Photos Plus upgrade will coincide with the next RealEasy Appraisals release. It will include the new 2055 Specific Listings and is expected in the Fall.



Try Pivot It's Free

Switch data setting (pointers) of RealEasy Appraisals and Photos Plus on your laptop quickly and easily with Pivot. Go from local mode to network mode with the click of a button. It also copies appraisal reports and sketches between the laptop's local hard drive and the network's fileserver. By doing so you can start an appraisal in the office, copy it to your laptop, complete it in the field along with the sketch, then copy both from the laptop back to the network for permanent storage and reference.

Pivot v3.0.3 replaces all previous versions. Install and start up instructions are included in a Help file. They are easy to follow and should take less than 5 minutes. Standard tech support is available if needed.

To use Pivot, you must have installed RealEasy Appraisals version 9.2 or later.

Pivot is **free** to all annual contract users. To activate Pivot, call your WCA sales representative at 1-800-528-3445



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