BATCHLEADS FILTER DEFINITIONS

MAP QUICK FILTERS:

- **Expired listings:** Properties listed at least 3 years ago, but never sold.
- **Unknown equity:** The property owner's equity is unknown or unstated.
- **Free & Clear:** Properties with no open mortgages.
- **Company Owned:** Properties owned by companies rather than individuals.
- **Absentee Owners:** Properties not occupied by their owners.
- **MLS:** Properties that are currently listed as "Active" on the MLS.
- **Inherited:** Recent intra-family transfer of real estate.
- **Cash Buyers:** Recent cash and hard money loan purchases of real estate.
- **Tired Landlords:** Single-family residences owned for 10+ years and built before 1990
- **Tired Listings:** Properties listed on the MLS for at least 45 days or more
- **New Listings:** Properties listed on the MLS within the past 15 days
- **Vacant:** USPS validated vacant addresses.
- **Tax Defaults:** Properties with 3+ years past due taxes.

ADVANCED FILTERS:

- **OCCUPANCY STATUS:**
  - **Absentee Owner (property):** An absentee owner is a property owner whose primary residence is not the subject property. An in-state owner is someone whose mailing address is located in the same state as the property in question. An out-of-state absentee owner's mailing address is located out of state.
  - **Owner Occupied (property):** An owner occupied property is a property in which the property's address is the same as its mailing address.

- **VACANCY STATUS:**
  - **Vacant (property):** A vacant property is one with no residents. Batch gets its vacancy data from the USPS. However, USPS assumes a property is vacant if a property cannot receive mail (no structure or mailbox) or if the resident is not collecting their mail. As such, a small percent of properties that we show as vacant aren't actually vacant. The residents simply aren't collecting their mail.
  - **Mailing vacant:** When the mailing address of a property is identified as "vacant" by the USPS.

- **PROPERTY CHARACTERISTICS:**
  - **All Classifications:** A property's zoning classification. Ex: Residential, Commercial, Vacant Land, etc.
  - **Property Types:** The types of properties listed under the selected classification. Ex. If the classification is Residential, property types are Single-Family, Condo, Duplex, etc.
  - **Bedrooms:** The minimum and maximum number of bedrooms in a property.
  - **Bathrooms:** The minimum and maximum number of bathrooms in a property.
  - **Building Area sqft:** The square footage of the building itself.
  - **Year Build:** The year the property was built - searchable by earliest and latest year built.
  - **Number of units:** Number of livable units within a property.
  - **Lot Size:** The square footage of the land the building sits on.
  - **Stories:** The number of stories/levels a property has.
  - **Home Features:** Special features and amenities like pools, garages, A/C and more. Ex. Above ground pool, detached garage, central air conditioning.
  - **School District:** Searches for properties within a specific school district.

- **MLS STATUS:**
  - **On Market:** "Yes" means the property is active or pending on the MLS. "No" means the property is off the market. "Any" means the property is on- or off-market.
  - **Days on market:** Number of days the property has been listed on the market.
  - **Listing Date:** The date the property was put on the market.
  - **MLS Status:** A description of the most current status of the property as it relates to the sales cycle. Ex. Active, Pending, Sold, Canceled.
  - **Canceled Listing Date:** The date on which a listing attempt was canceled.
  - **Listing Price:** The current listing price for active/pending listings or the most recent sale price for sold listings.
  - **Listed Below Market Price:** Whether or not the property was listed below the estimated market price.

- **PRE-FORECLOSURE & AUCTIONS:**
  - **Status:** The status of the foreclosure/auction. Ex. Notice of Default/Lis Pendens, Notice of Trustee's Sale, Active Auction, etc.
  - **Recording Date:** The date the foreclosure action was recorded by the county.
  - **Auction Date:** The scheduled auction date as reported to the county.
  - **Tax Delinquent Year:** The year the property/owner was tax delinquent.

- **OWNERSHIP INFO:**
  - **Owner Type:** Whether or not a property is owned by an individual or a company.
  - **Years of Ownership:** The length of time an individual or company has owned the property.
  - **Last Sale Date:** The property's most recent sale date.
  - **Last Sale Price:** The property's most recent sale price.
  - **Deed Transfer Type:** The deed used to transfer the property from one person or entity to another. Ex. Warranty Deed, Intra Family Transfer, Quit Claim Deed, etc.

- **VALUATION & EQUITY:**
  - **Est. Value:** The Quantarium Valuation Model (QVM) dollar value of a property.
  - **Est. Equity $:** Calculated total equity dollars based upon estimated amortized balances for all open liens and QVM Value.
  - **Estimated Equity %:** The estimated equity - 100 percent minus loan-to-value (LTV)

- ◦ **Loan to Value (LTV)%:** Estimated loan to value percentage based on all open liens and QVM value.
- ◦ **Assessed Total Value:** The total assessed value of the parcel's land and improvements.
- ◦ **Assessed Land Value:** The current assessed value of the parcel land.

- **MORGTAGE INFO:**
  - ◦ **Loan Type:** The type of loans an owner has on a property. Ex. Conventional, FHA, VA, Reverse Mortgage. An owner can have multiple loans on a property.
  - ◦ **Loan Interest Rate:** The interest rate on one or more of a property's loans.
  - ◦ **Number of Open Mortgages:** TThe number of open liens/mortgages held by the property owner.
  - ◦ **Open Mortgage Remaining Balance:** The remaining balance of a property owner's open mortgages.
  - ◦ **1st Loan to Current Value %:** The loan to value percentage for the oldest open loan on a property.
  - ◦ **Free & Clear:** "Yes" means properties with no open mortgages. "No" means properties that do have open mortgages.

- **CASH BUYERS:**
  - ◦ **Cash Purchase:** "Yes" means at least one of an owner's properties was purchased with cash or a hard money loan. "No" means the owner purchased at least one property with a loan.
  - ◦ **Owner Type:** Whether or not a property is owned by an individual or a company.
  - ◦ **Purchase Amount:** The dollar amount a property was purchased for.
  - ◦ **Purchase Date:** The property's most recent purchase date.
  - ◦ **Number of Properties Owned:** Total number of properties owned by a property owner (Owner Portfolio).
  - ◦ **Total Equity (All Properties) (View only on Personal Basic):** Calculated total equity dollars in all properties based upon estimated amortized balances for all open liens and QVM Value.
  - ◦ **Estimated Value (All Properties) (View only on Personal Basic):** The Quantarium Valuation Model (QVM) dollar value of an owner's property portfolio.

- **Number of Total Mortgages (View only on Personal Basic):** Total number of mortgages for all properties in an owner's portfolio.
- **Mortgage Balance (All Properties) (View only on Personal Basic):** The total open mortgage balance for all properties in an owner's portfolio.
- **Average Mortgage Balance (View only on Personal Basic):** The average balance of all open mortgages for all properties in an owner's portfolio.

- **DEMOGRAPHICS:**
  - **Gender:** The primary occupant's gender.
  - **Age:** The property owner's age.
  - **Household Size:** The number of primary occupants living within a household.
  - **Household Occupant:** Whether the primary occupants are owners or renters.
  - **Length of Residence:** The length of the primary occupants' residence in years.
  - **Net Worth:** The household's net worth.
  - **Income:** The total household income of the primary occupants.
  - **Discretionary Income:** The total household discretionary income of the primary occupants.
  - **Business Owner:** A flag indicating whether or not the primary occupant is a business owner.
  - **Investments:** A flag indicating whether or not the primary occupant has personal, real estate, or foreign investments or stocks & bonds.
  - **Millionaire:** A flag indicating whether or not the primary occupant is a millionaire.
  - **Marital Status:** A flag indicating whether or not the primary occupant is married or single.
  - **Children:** A flag indicating whether or not the primary occupant has children.
  - **Single Parent:** A flag indicating whether or not the primary occupant is a single parent.
  - **Smoker:** A flag indicating whether or not the primary occupant is a smoker.
  - **Pet Owner:** A flag indicating whether or not the primary occupant is a pet owner.