

HOME PRICE CHECK™ Home Evaluation System

FIELD OF INVENTION

The invention relates to an automated valuation tool that allows consumers to get a valuation on a specific property.

BACKGROUND OF THE INVENTION

There is a high demand among real estate consumers to evaluate the value of a real estate property quickly and efficiently before actually having to enlist the services of a real estate professional. At the same time the consumer wants instant gratification on their property valuation, they also want to know that the information is accurate and have a way to validate the accuracy or get needed follow up information from a real estate professional.

SUMMARY OF THE INVENTION

The HOME PRICE CHECK™ evaluation system allows the consumer to get both an instant result online and receive a follow up telephone call from a real estate professional. The HOME PRICE CHECK™ tool allows a consumer to complete a simple qualification form (QF) that includes a variety of questions regarding a consumer's real property address and contact information. There are also optional questions that provide additional information to the real estate agent once the match is made and the QF is completed.

Upon completion of the on-line QF, a computer query is made to a third party service that has national valuation data on real estate properties. The computer query or request is made via XML post and averages 7-10 seconds in duration. During this computer query, a processing page is displayed to the consumer. Once the data is returned, the XML post is formatted based on design and then displayed to the consumer on what is referred to as the Thank You web page. The information that is displayed to the consumer is a high and low value range on the property address they entered on the QF. Additional data from the third party vendor is returned in the initial XML call, but it is not displayed at this time.

Concurrently, once the valuation data is displayed, the consumer information is sent to a real estate agent network for fulfillment via XML post. The data that is returned from the third party vendor is also sent to the real estate agent network during this post. Once an agent has

decided to accept and work with the consumer, an automated email is generated and sent to the consumer that displays the additional fields of information retrieved from the third party vendor in the first posting. The information in the email includes the high low value range, an exact value estimation, and comparable sales data.

BRIEF DESCRIPTION OF THE DRAWINGS

Figure 1 is a logic flow diagram illustrating an exemplary automated method for determining the value of a real estate property according to one exemplary embodiment of the invention.

Figure 1B illustrates an exemplary web page in which a user can enter their zip code and initiate the method of Figure 1A, according to one exemplary embodiment of the invention.

Figure 2 illustrates an exemplary web page displaying a HOME PRICE CHECKTM qualification form, according to one exemplary embodiment of the invention.

Figure 3 illustrates an exemplary web page that includes the results of the HOME PRICE CHECKTM - home evaluation in addition to an integrated qualification form, according to one exemplary embodiment of the invention.

Figure 4 illustrates an exemplary web page that is presented to the consumer after a consumer has selected the mortgage refinance request submission button of Figure 3, according to one exemplary embodiment of the invention.

Figure 5 is a logic flow diagram illustrating exemplary sub-method or routine for receiving information of a refinance qualification form managed by the system according to one exemplary embodiment of the invention.

Figure 6 illustrates an exemplary web page that can be displayed to a consumer when they are using the computer system to refinance their real estate property of interest according to one exemplary embodiment of the invention.

Figure 7 illustrates an exemplary refinance qualification form that is managed by the computer system of the invention according to one exemplary embodiment.

Figure 8 illustrates an exemplary web page for collecting additional information for the refinance qualification form that is managed by the computer system of the invention according to one exemplary embodiment.

Figure 9 illustrates an exemplary web page for additional information that is collected for the refinance qualification form managed by the computer system of the invention according to another exemplary embodiment.

Figure 10 illustrates an exemplary web page 1000 that is displayed for collecting additional information for the refinance qualification form managed by the computer system of the invention according to one exemplary embodiment.

Figure 11 illustrates an exemplary web page for collecting additional information for the refinance qualification form managed by the computer system of the invention according to another exemplary embodiment.

Figure 12 illustrates an exemplary web page that displays a confirmation of receipt of the refinance qualification form completed by the consumer that is managed by the computer system of the invention according to one exemplary embodiment.

Figure 13A illustrates an exemplary web page that can be displayed to the consumer while the refinance qualification form managed by the computer system of the invention is being processed according to an exemplary embodiment.

Figure 13B is a logic flow diagram illustrating an exemplary method for receiving HOME PRICE CHECK™ evaluation information according to another exemplary embodiment of the invention.

Figure 14 illustrates an exemplary web page of a web site dedicated to real estate transactions such as real estate.com according to one exemplary embodiment of the invention.

Figure 15 illustrates an exemplary web page that comprises results received from a third party database relative to the computer system that does not run a real estate services dedicated website such as realestate.com. according to one exemplary embodiment of the invention.

DETAILED DESCRIPTION OF EXEMPLARY EMBODIMENTS

Referring now to the drawings, in which like reference numerals designate like elements, Figure 1A is a logic flow diagram illustrating an exemplary method or process 100 for determining a home price and permitting a user to enter refinance information according to one exemplary embodiment of the invention.

One of ordinary skill in the art will appreciate that process and functions described in connection with Figure 1A and other logic flow diagrams can be performed by a general

processor. Alternatively, the process and functions described with respect to Figure 1A can be performed by firmware code executed on a microcontroller, microprocessor, or DSP processor state machines implemented in application specific or programmable logic; or numerous other forms without departing from the invention.

In other words, the invention may be provided as a computer program which may include a machine-readable medium having stored thereon instructions which may be used to program a computer (or other electronic devices) to perform a process according to the invention. The machine-readable medium may include, but is not limited to, floppy diskettes, optical disks, CD-ROMs, and magneto-optical disks, ROMs, RAMs, EPROMs, EEPROMs, magnet or optical cards, flash memory, or other type of media / machine-readable medium suitable for storing electronic instructions.

Certain steps in the processes or process flow described in all of the logic flow diagrams referred to below must naturally precede others for the invention to function as described. However, the invention is not limited to the order of the steps described if such order or sequence does not alter the functionality of the present invention. That is, it is recognized that some steps may be performed before, after, or in parallel other steps without departing from the scope and spirit of the present invention.

Further, one of ordinary skill in the art would be able to write such a computer program or identify the appropriate hardware circuits to implement the disclosed invention without difficulty based on the flow charts and associated description in the application text, for example. Therefore, disclosure of a particular set of program code instructions or detailed hardware devices is not considered necessary for an adequate understanding of how to make and use the invention. The inventive functionality of the claimed computer implemented processes will be explained in more detail in the following description in conjunction with the Figures illustrating process flows.

Referring again to Figure 1A, Step 105 is the first step of the method or process 100 for determining a home price and permitting a user to enter refinance information according to one exemplary embodiment of the invention. In step 105, a consumer can complete a qualification form with the address of the real estate property of interest and the personal information about the owner of the real estate property of interest. Next, in Step 110, a call or computer inquiry to a third party database is made. Specifically, an XML post with the property address information

is made to a third party database that can provide details of the real estate property of interest. Subsequently, in Step 120, it is determined if results have been returned from the third party database. If the inquiry to decision Step 120 is negative, then the “no” branch is followed to Step 135. If the inquiry to Decision Step 120 is positive, then the “yes” branch is followed to Step 125.

In Step 125, the results from the third-party database provides additional details about the real estate property of interest and are saved to a database. Next, in Step 130, the results and an integrated refinance qualification form are displayed to the user.

In Step 135, an error page is displayed to the user along with the integrated refinance qualification form.

In Step 140, input is received from a user for completing the refinance qualification form. Further details of this input for the refinance qualification form will be discussed below in connection with Figures 2-3.

In decision Step 150, it is determined whether a user has selected to be contacted by a real estate agent for assisting in the sell of the real estate property of interest. A consumer may choose to click on a link to have a real estate agent contact the consumer with more information about the real estate property of interest. If the inquiry to Decision Step 150 is positive, then the “yes” branch follows to Step 155. If the inquiry to Decision Step 150 is negative, then the “no” branch is followed to Step 160 in which the process ends.

In Step 155, the computer system can contact the HOME PRICE CHECK™ network’s switch filter in order to determine what real estate agent should be contacted. This HOME PRICE CHECK™ network switch filter can determine or identify a real estate agent according to the state, zip code and Metropolitan Statistical Area (MSA) information. The filter can send information to a “find an agent” network or “a find a realtor” network.

In Step 165, once the HOME PRICE CHECK™ networks switch filter determines the appropriate network to contact about the real estate property of interest, it can complete an XML post of the consumer’s data to that network. Subsequently, a real estate agent from the network that was selected should contact the consumer via phone and/or email.

Referring now to Figure 1B, this figure is an exemplary web page 168 that allows a consumer to enter the zip code of the real estate property of interest. A consumer can enter the zip code into field 170 of the web page 168. The consumer can then select the activation button

175 in which the consumer will select receive their free report or HOME PRICE CHECK™ evaluation for the real estate property of interest.

Referring now to Figure 2, this figure is an exemplary web page 200 that comprises a HOME PRICE CHECK™ qualification form. The user can complete various fields 202-231 of information that form the HOME PRICE CHECK™ qualification form.

The first field of the HOME PRICE CHECK™ qualification form can comprise a house number field 202 in which a consumer can enter the mailing address number of the real estate property of interest. This first field 202 will usually only accept numeric values. The second field can comprise a street direction field 204 in which a consumer can enter an optional street direction from a drop down list such as north, south, east, west, northeast, northwest, southeast, and southwest. A third field can comprise a street name field 206 in which the consumer can enter the name of the street for the real estate property of interest.

The fourth field can comprise a street suffix field 207 in which a consumer can select a street suffix from a drop list. This list may include, but is not limited to, suffixes such as circle, road, square, street, terrace, way, avenue, boulevard, court, drive, highway, lane, and place. The fifth field of the HOME PRICE CHECK™ qualification form can comprise a city field 208 in which a user can enter the text name for a city of the real estate property of interest. Usually, this fifth field can only receive text characters. The sixth field can comprise a state field 209 in which a consumer can select the appropriate state from a drop down list. The state field 209 can comprise any one of the 50 U.S. states including the District of Columbia.

The seventh field can comprise a type of home field 210 in which a user can select the type of home from an optional drop down list. The drop down values for this type of home field 210 can include, but are not limited to, single family, multiple family, townhouse, condominium, and manufactured.

The eighth field can comprise a listing status field 212 in which a consumer can select a listing status from an optional drop down list. The drop down list can include, but are not limited to, “not listed,” “for sale by owner,” and “listed with an agent.”

The ninth field can comprise a residency status field 215 in which a consumer can select residency status from an optional drop down list. The values for the drop down list can include, but are not limited to, primary residence, secondary residence, vacation home, and rental property.

The tenth field can comprise a moving status field 217 in which a consumer can select when they plan to move from the real estate property of interest. Values for the drop down list can include, but are not limited to, very soon, ninety days, six months, and one year.

The eleventh field can comprise a number of bedrooms field 219 in which a consumer can select how many bedrooms are present in the building on the real estate property of interest. The consumer can select values from a drop down list, which can include, but are not limited to, integers from one through nine and the value of ten (+). The twelfth field can comprise an approximate year built field 221 in which a consumer can enter the approximate year the real estate property of interest may have been built. This twelfth field 221 can be designed such that only numeric values can be accepted and such that only four digits can be entered for the year.

The fifteenth field can comprise a lot size/acreage field 227 in which a consumer can select the size of the real estate property of interest. The values for the drop down list can include, but are not limited to, one-quarter acre, one-quarter to one-half acre, one-half to a whole acre, one to three acres, more than three acres, and a “don’t know” category. Several of the remaining fields can form a contact information region 229 of the HOME PRICE CHECK™ qualification form. Some of these fields for the contact information region 229 of the form can include name, (first, last), email address, confirm email address, and phone number. The email address for this portion of the qualification form can be validated and may require that the domain of the email address be valid. The name fields can be designed such that only alpha text characters may be entered by consumer. For the phone number field, this field can be broken into three required fields: (1) area code, (2) a seven digit phone number; and (3) an optional four digit extension field.

The last field of the HOME PRICE CHECK™ qualification form can include a motivation field 231 for the HOME PRICE CHECK™ evaluation system in which a consumer can select an answer to the question of “why are you looking for a home.” The answer to this question can comprise three radio buttons: just curious, preparing to sell, and preparing to refinance. It is a required response for the system and usually, only one option may be selected at a time. The selected option for this motivation question for the HOME PRICE CHECK™ evaluation system can control the flow of information that will be requested from the consumer.

If the inquiry to the HOME PRICE CHECK™ motivation field 231 is answered with the “preparing to refinance” response then when the user selects “the get my instant value” button

233, the consumer is presented with a results page coupled with an embedded refinance qualification form, such as the one discussed in co-pending and commonly assigned U.S. Patent Application No. 10/828,649, U.S. Patent Application Publication No. 20040205019, entitled, "Method and System for Selecting Qualification Forms from Financial Services and Financial Products," published in the name of Marianne Painter et al., the entire contents of which are hereby incorporated by reference.

If the answers of "just curious" or "preparing to sell" are selected for the motivation field 231 of the qualification form, then the system presents the consumers information and makes a call to a HOME PRICE CHECK™ network which determines by state, Metropolitan Statistical Area (MSA), and zip code to send the consumer information to. An XML post comprising the consumer's information is then made to the appropriate computer network.

Referring now the Figure 3, this figure comprises an exemplary web page 300 that includes the results of the HOME PRICE CHECK™ evaluation in addition to an integrated qualification form. The web page 300 can provide a price evaluation result 301 that can include a low value as well as a high value for the real estate property of interest. A web page 300 can include a link 302 in which the user can select in order to be contacted by a real estate agent. Otherwise, the consumer can continue and enter appropriate information for a refinance request through a qualification form.

The first field of the refinance qualification form can comprise a number of mortgages field 303 in which a user can answer the question, "do you have more than one mortgage on the property?" The consumer can select from a drop down menu to insert the answer into the first field 303.

The next field of the refinance qualification form can comprise a mortgage identification field 304 in which a consumer can indicate which mortgage he or she wants to refinance. The consumer can select from a drop down list to answer the question for this second field 304. The options for the drop down list can include, but are not limited to, existing first mortgage only, existing additional mortgages only, all existing mortgages, or new first mortgage.

For the third field of the refinance qualification form, the consumer can indicate how much additional money he or she would like to borrow in the additional money field 305. A consumer can enter the additional money to borrow in dollar increments in this third field 305 of the refinance qualification form.

In the fourth field of the refinance qualification form, a consumer can enter the estimated property value for the real estate property of interest. The estimated property value field 307 allows a consumer to enter the dollar amount of the estimated property value.

The fifth field of the refinance qualification form can include estimated mortgage balance fields 309A, 309B. The consumer can enter to dollar amounts for their current estimated mortgage balances for the first as well as any additional mortgages on the real estate property of interest.

The sixth field for the refinance qualification form can include the monthly mortgage payment fields 311A, 311B. A consumer can enter a monthly mortgage payment for all the mortgages on the real estate property of interest including the principal, interest, and taxes as well as insurance for the real estate property of interest.

The seventh and eighth fields of the refinance qualification form can include a gross annual income field 313 and minimum monthly debt payments 315. The values for these two fields can be entered in dollar increments.

The ninth field of the refinance qualification form can include an employment status field 317 in which a consumer can enter their current employment status. Values for the optional drop down list can include, but are not limited to, employed, self-employed, retired, and not employed.

The tenth field of the refinance qualification form can include a bankruptcy declaration field 319 in which a consumer can indicate if he or she has ever declared bankruptcy. The consumer can select options from a drop down list which can include, but are not limited to, the responses of: not in the last seven years, one - twelve months ago, thirty - twenty-four months ago, twenty-five - thirty-six months ago, and thirty-seven - forty-eight months ago, forty-nine - sixty months ago, sixty-one - seventy-two months ago, and over seventy-two months ago.

The eleventh field of the refinance qualification form can include a credit history characterization field 321, in which a consumer can describe his or her personal credit history. The consumer can select from a drop-down list. The drop-down list can include, but is not limited to, the following responses: Excellent, Good, Fair, and Poor.

The twelfth field of the refinance qualification form can include a special offer and money saving tip field 322, in which a consumer can opt-in for receiving special offers and money saving tips from the system via email.

The thirteenth field of the refinance qualification form can include a check box, in which a consumer can select to indicate that he or she agrees to accept the system's privacy and security statement, lending disclosures, affiliated business disclosure statements, as well as the terms of use for the system.

At the bottom of the refinance qualification form, a user can select one of two buttons: a request another HOME PRICE CHECK™ button 324 or a submission button 325 for submitting the refinance qualification form. If the consumer selects the request another HOME PRICE CHECK™ button 324, this action will cause the system to return the user back to the HOME PRICE CHECK™ landing web page illustrated in figure 1B. If the consumer selects the refinance request submission button 325, the consumer's qualification form is processed according to the system described in the co-pending and commonly assigned U.S. Patent Application No. 10/828,649, U.S. Patent Application Publication No. 20040205019, entitled, "Method and System for Selecting Qualification Forms from Financial Services and Financial Products," published in the name of Marianne Painter et al., the entire contents of which are hereby incorporated by reference. For several of the fields present in the web page 300, the consumer can select one or more smart tip links 314 that can provide a consumer with additional information about a particular field.

Referring now to Figure 4, this figure comprises an exemplary web page 400 that is presented to the consumer after a consumer has selected the mortgage refinance request submission button 325 of Figure 3. In this web page 400, the HOME PRICE CHECK™ values 301 are again displayed to the consumer. Additionally, any suitable lenders that were matched according to the information supplied by the consumer in the web page 300 of Figure 3, are listed in the region 404 of the web page 400. If there were not any lenders uncovered during the initial matching process, then a message is presented in the region 404 indicating to the consumer that lenders will be contacted within 24 to 72 hours of the submission made by the consumer. Such is the case illustrated in Figure 4.

If the consumer desires to get more detail on the home's value from a local real estate agent, the consumer can select a link 403 in which the system can make a call to the HOME PRICE CHECK™ switch filter that will determine by state, Metropolitan Statistical Area (MSA) and zip code in which network to send the consumer's information to. An XML post containing the consumer's information is then made to the appropriate computer network. If the consumer

desires to print the results of web page 400, the consumer can select a link 402 such that the web page is printed, as well as emailed to the consumer.

Referring now to Figure 5, this figure is a logic flow diagram illustrating exemplary sub-method or routine 500A for receiving information of a refinance qualification form managed by the system. In other words, unlike the refinance qualification form illustrated in Figure 3 discussed above, the qualification form described and managed by routine 500A is handled by the computer system internally without sending the information to a third party.

Step 501 is the first step of the sub-method or routine 500 in which a consumer can opt into checking the value of their home. If the inquiry decision step 501 is negative, then the “no” branch is followed to step 510, in which a thank you page is displayed. If the inquiry to decision step 501 is positive, then the “yes” branch is followed to step 502, in which a call to a third party database is made with the information about the real estate property interest that was entered by the consumer. Step 502 is similar to step 110 of Figure 1A.

Next, in step 504, any results received can be saved to the database maintained by the system. Step 504 is similar to step 125 of Figure 1.

In step 505, the consumer can complete a qualification form for refinancing their home using a form that is managed by the system and that is not sent to any third parties outside of the system. After step 505, it is determined in decision step 506 whether the home valuation of the real estate property of interest is higher than the value of the home estimated by the consumer. If the inquiry to decision step 506 is positive, then the “yes” branch is followed to step 507 in which the estimated value on the refinance qualification form is updated using the higher value.

If the inquiry to decision step 506 is negative, then the “no” branch is followed to step 508 in which the qualification form is completed with no changes to the estimated value of the home or real estate property of interest supplied by the consumer.

In step 509, an update message is displayed to the consumer to indicate that the estimated value of the real estate property of interest was updated using public records that were higher than the value that was estimated by the consumer. Next, in step 510, the thank-you page to the consumer is displayed.

Referring now to Figure 6, this figure illustrates an exemplary web page 600A that can be displayed to a consumer when they are using the computer system to refinance their real estate property of interest. The web page 600A can include a map of the United States. In 600B, in

which a user can select a state in which his or her real estate property of interest is located. The web page 600A also includes a refinance tab 602 that was selected by the consumer. Selecting the refinance tab 602 corresponds with step 505 of Figure 5.

Referring now to the Figure 7, this figure illustrates an exemplary refinance qualification form 700 that is managed by the computer system of the invention. While the web page 700 displays a refinance qualification form that is very similar to the refinance qualification form illustrated in Figure 3, the refinance qualification form of Figure 7 is not shared with any third parties and is managed by the computer system of the invention.

The first field of the refinance qualification form illustrated in Figure 7 can include an identification of mortgages to be refinanced field 701. In this field 701, a consumer can select from a drop down list of values which can include, but are not limited to, a refinance mortgage, a home equity loan, or both. The remaining fields of the qualification form are very similar to the fields described above in connection with Figure 3. Therefore, the description of the similar fields will not be provided in connection with this figure.

The last field 703 of the refinance qualification form illustrated in Figure 7 is an option that can be selected by a consumer for checking the valuation of the real estate property of interest using public records at no cost to the consumer. If a higher value is found using public records, then the higher value will be included in the refinance qualification form instead of the estimated value provided by the consumer. The last field 703 corresponds with Step 506 of Figure 5.

Referring now to Figure 8, this figure illustrates an exemplary web page 800 for collecting additional information for the refinance qualification form that is managed by the computer system of the invention. The fields displayed on web page 800 are similar to those described on page 4, second column, paragraph [0061] of co-pending, commonly assigned U.S. Patent Application No. 10/828,649, U.S. Patent Application Publication No. 20040205019, entitled, "Method and System for Selecting Qualification Forms from Financial Services and Financial Products," published in the name of Marianne Painter et al., the entire contents of which are hereby incorporated by reference.

Exemplary web page 800 can include, but is not limited to, the following fields, first, middle, and last name, suffix, daytime/work phone, evening phone, employment status, email address, confirmation of email address, password, password validation, option to receive tips and

offers via email, date to close loan, active military status, and affirmative response to reviewing privacy and security statement, lending disclosures, affiliated business disclosures, and terms of use.

Referring now to Figure 9, this figure illustrates an exemplary web page 900 for additional information that is collected for the refinance qualification form managed by the computer system of the invention. The fields displayed on web page 900 generally correspond to those described on page 4, second column, paragraph [0061] of co-pending and commonly assigned U.S. Patent Application No. 10/828,649, U.S. Patent Application Publication No. 20040205019, entitled, "Method and System for Selecting Qualification Forms from Financial Services and Financial Products," published in the name of Marianne Painter et al., the entire contents of which are hereby incorporated by reference.

Exemplary web page 900 can include, but is not limited to, the following fields: percentage of business owned by a consumer, preference for providing documentation for refinance qualification form, monthly pretax salary, additional monthly income, total monthly debt payments, current monthly housing payment, and homeowners' association or condominium dues.

Referring now to Figure 10, this figure illustrates an exemplary web page 1000 that is displayed for collecting additional information for the refinance qualification form managed by the computer system of the invention. The web page 1000 in its information fields generally correspond to those described on page 4, second column, paragraph [0061] of co-pending and commonly assigned U.S. Patent Application No. 10/828,649, U.S. Patent Application Publication No. 20040205019, entitled, "Method and System for Selecting Qualification Forms from Financial Services and Financial Products," published in the name of Marianne Painter et al., the entire contents of which are hereby incorporated by reference.

Exemplary web page 1000 can include fields, but is not limited to, current mailing address, time at current address, date of birth, citizenship status, social security number, current employer, title/position, number of years with current employer, and reservation number.

Referring now to Figure 11, this figure illustrates an exemplary web page 1100 for collecting additional information for the refinance qualification form managed by the computer system of the invention. The information collected with exemplary web page 1100 can include but is not limited to, ethnicity identification, race identification, and gender.

Referring now to Figure 12, this figure illustrates an exemplary web page 1200 that displays a confirmation of receipt of the refinance qualification form completed by the consumer that is managed by the computer system of the invention. In this exemplary web page 1200, a message 1201 is displayed that describes that the home valuation was changed based on public data that was accessed by the computer system. This message 1201 corresponds to Step 509 of Figure 5. Message 1201 also corresponds to field 703 of Figure 7 in which the user had selected the option for checking their home value against public records and agreeing to updating the value on the refinance qualification form with publicly accessible data if the value of the publicly accessible data was greater than the estimate provided by the consumer.

If the publicly accessible data was lower or same as the estimate provided by the consumer, then message 1201 would not be displayed and the estimate provided by the consumer would have been used on the refinance qualification form managed by the computer system of the invention.

Referring now to Figure 13A, this figure illustrates an exemplary web page 1300A that can be displayed to the consumer while the refinance qualification form managed by the computer system of the invention is being processed. This web page 1300A can display advertisements for other services such as providing a credit report to a consumer and other similar services.

Referring now to Figure 13B, this is a logic flow diagram illustrating an exemplary method 1300B for receiving HOME PRICE CHECKTM information according to another exemplary embodiment of the invention. Specifically, the method 1300B can be performed by a computer system that is focused on real estate transactions. For example, the method 1300B can be supported by a computer system that provides services on the realestate.com website, for example.

Step 1301 is the first step in the process in which HOME PRICE CHECKTM information and/or refinance qualification form data is received from the customer. Next, in step 1302, an XML post containing the real estate property of interest address information can be made to a third party database that provides relevant property data for the property of interest.

Subsequently, in decision step 1303, it is determined if third party data has been returned for the real estate property of interest. If the inquiry to decision step 1303 is negative, then the “no” branch is followed to step 1306 in which an error page is displayed to a user. If the inquiry

to decision step 1303 is positive, then the “yes” branch is followed to step 1304 in which a call is made to a third party map vendor for data to support a plot of comparable sales data by latitude and longitude with respect to the real estate property of interest.

Next, in step 1305, the results from the third party databases regarding the comparable sales and data relevant to the real property of interest are saved by the computer system. In step 1307, the results page is displayed to the user that provides the HOME PRICE CHECK™ valuation in addition to comparable sales by latitude and longitude relative to the real estate property of interest.

In decision step 1308, it is determined if the consumer has decided to obtain further information from a real estate agent regarding the potential sale of their real estate property of interest. If the inquiry to decision step 1308 is negative, then the “no” branch is followed to step 1312 in which the process ends. If the inquiry to decision step 1308 is positive, then the “yes” branch is followed to step 1309 in which the computer system makes a call to the HOME PRICE CHECK™ network switch filter to determine which real estate network to contact. The HOME PRICE CHECK™ network switch filter makes this determination according to a state, Metropolitan Statistical Area (MSA), and zip code.

Next, in step 1310, the modified FAA/FAR qualification form is displayed so that the consumer can complete a qualification form that will be reviewed by appropriate real estate agent networks.

Next, in step 1311, the computer system makes an XML post containing the data entered by the consumer for the real estate qualification form to a real estate agent network. An agent from the network will eventually contact the consumer via phone or email. The process then ends in step 1312.

Referring now to Figure 14, this figure illustrates an exemplary web page 1400 of a web site dedicated to real estate transactions such as real estate.com. This exemplary web page 1400 can correspond to step 1301 of Figure 13B. Exemplary fields of the web page 1400 can include, but are not limited to, an address field 1401 and a city/state or zip code field 1402. Upon entering this information, the user can select the get value button 1403 in order to initiate a HOME PRICE CHECK™ request which initiated step 1302 of Figure 13.

Referring now to Figure 15, this figure illustrates an exemplary web page 1500 that comprises results received from a third party database relative to the computer system that isn't

running a real estate services dedicated website such as realestate.com. Exemplary web page 1500 corresponds to the results mentioned in decision step 1303 and 1305 of Figure 13.

The exemplary web page 1500 can include several different fields such as a property address field 1501, an exact property value field 1502, a value range field 1503, and property information fields 1505. The property information fields 1505 can include the type of real estate property of interest such as single family, condominium, townhome, or the like. Other property information fields include number of bedrooms, number of bathrooms, total number of rooms in the real estate property of interest, number of stories, square footage, lot size, year built, year updated, heating type and cooling type. The exemplary results web page 1500 can further include comparable recent sales information 1506. For example, up to ten comparable real estate sales can be listed. The data for the sales information can include, but is not limited to, mailing address, number of bedrooms, number of bathrooms, square footage, sold date, and sale price. Each particular entry of the sales data can be associated with a letter and this letter can correspond to a letter positioned on a geographic display such as a map 1507.

Additional information that can be displayed on the results web page 1500 can include, but is not limited to, a graph 1508 displaying comparable sales. The graph 1508 can visually display comparable sales to the real estate property of interest in the form of a bar graph. However, other types of graphs are not beyond the invention. The exemplary web page 1500 can also include a link 1509 that can be selected by a consumer if they desire to be contacted by a real estate agent. This link 1509 corresponds with decision step 1308 of Figure 13.

If the consumer desires to obtain additional home price evaluations for different properties, the user may enter address information in the address field 1510, city, state or zip information in field 1511, and select the go button 1512 when this information for another real estate property of interest is entered.

The results page 1500 can further include a link 1504 that can take the consumer to additional real estate listings similar to the property information listed in property information field 1505.

It should be understood that the foregoing relates only to illustrate the embodiments of the invention, and that numerous changes may be made therein without departing from the scope and spirit of the invention as described above.