



Marshall & Swift Certification Services

Certification provides assurance

Marshall & Swift's Certification Services is a data and methodology audit program developed to ensure the proper usage of the underlying M&S cost data and proprietary algorithms in your building valuation system. **Certification by Marshall & Swift means that we stand behind your implementation of Cost Approach in your system.**

Certification is an audit

Certification is designed as an audit, rather than a more labor-intensive property record review. Certification checks the breadth and depth of the system's capabilities using a statistically significant set of test models, so that we—and you—don't have to painstakingly check each and every building record in your database individually. M&S offers Certification for both **Commercial/Agricultural** (as in the CE7/Ag Developer's Kit) and **Residential/Manufactured Homes** (as in the RE7 Developer's Kit) valuation types.

The Certification process

Marshall & Swift uses a two-phase process for certification: (1) a **methodology audit**, followed by (2) the **data audit**.

Each phase begins with an input property dataset—building models composed of various building components and characteristics—tailored to the capabilities of your system.

The Methodology Audit

The methodology audit, constructed specifically to exercise your implementation of the Marshall & Swift Cost Approach methodology, consists of a small but comprehensive test suite of building records.

For the methodology audit, you must enter the building models manually using your system's graphical user interface (to more accurately reflect typical usage scenarios).

The Data Audit

The data audit comprises a much larger set of random building models from our test set. These models are designed to determine the likelihood of incorrect cost data across the CAMA system cost database.

Because of the size of the dataset, this test database should be imported into your system property records database using an automated routine.

Data Exchange

All certification building models are provided in **XML format**, along with its corresponding XML Schema (which describes the proper structure of the XML document, in a machine-readable format) as well as human-readable documentation on the XML format. Cost calculation results will be returned to M&S in CSV (comma-separated values) or Excel format. M&S also provides you with a list of our occupancies and components and basic instructions for how to map the data values to your system database.

Certification Award

- M&S will perform variance testing and provide the results to you in a variance report.
- **Scoring is pass/fail** on a per record basis, within an acceptable margin of error.
- Successful certification depends on passing both audits.
- Upon passing the certification audit, M&S will provide a **certificate** and the **"M&S certified" logo** for use in your marketing and promotional materials.

Consulting Support

Certification includes reasonable M&S technical assistance to help you prepare and pass the certification audit, including phone support on any valuation issues uncovered by the audit, but not including assistance in (re)designing or (re)implementing your system to meet the certification requirements.

Please note

Certification tests only those components and occupancies available in Marshall & Swift Developer's Kits and desktop products.

Please call for pricing.

For more information, please contact

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