

# AMERICAN HOME APPRAISALS

Richard Hagar SRA

## APPRAISAL FEE SCHEDULE

King, Snohomish and Pierce Counties

<p style="text-align: center;"><b><u>SINGLE FAMILY RESIDENTIAL</u></b></p> <p style="text-align: center;">Existing / Proposed Attached / Detached Structures FNMA-FHLMC Form Appraisals (Form appraisals are for banking purposes)</p> <p>Form 1004 - interior inspection . . . . . \$850+</p> <p>Form 2055 - exterior inspection only . . . . . 600</p> <p>Form 2055 - interior inspection . . . . . 750</p> <p style="text-align: center;"><b><u>SINGLE FAMILY RESIDENTIAL SPECIAL AND COMPLEX</u></b></p> <p>Form 1004 - Manufactured Homes. . . . . 850 - Includes Addendum 1004-C</p> <p>Form 1004 - FHA Form Appraisals. . . . . 850</p> <p>Estate/Equestrian properties, Over 8,000sf, Unique, Complex, or on more than 10 acres. . . . . Call for quote</p> <p>Waterfront. . . . . 1,000 +</p> <p>E.R.C. / Relocation Appraisal . . . . . 950</p> <p>Recertification:</p> <p style="padding-left: 20px;">A) No newer comparables = Letter of Recert. . . . . 250</p> <p style="padding-left: 20px;">B) Available newer comps = New 2nd page . . . . . 450</p> <p>Legal challenge, SFR, min. fee. . . . . 950</p> <p>Court or mediation, 4 hour minimum . . . . . 300 per hour</p> <p>Research/Report writing/Consultation. . . . . 200 per hour</p> <p>Appraisals and market studies for properties impacted by adverse conditions (flood, landslide, contamination, adverse neighbors, etc.) are provided on an hourly basis only (\$200/300 per hour).</p>	<p style="text-align: center;"><b><u>CONDOMINIUMS</u></b></p> <p style="text-align: center;">Existing and Proposed Structures FNMA-FHLMC Form Appraisals</p> <p>Form 1073 - interior inspection . . . . . 850</p> <p>Form 1073 - complex/wft. . . . . 900</p> <p style="text-align: center;"><b><u>MULTI FAMILY</u></b></p> <p>Duplex, Tri and Four plex. . . . . 1,200 - 1,500 - Includes Form 1025 + Listing + Rent comparables - Operating Income Statement. . . . . 200</p> <p style="text-align: center;"><b><u>APPRAISAL REVIEW</u></b></p> <p>Review - Desk . . . . . 400</p> <p>Form 2000 - Dated 12/02 - Drive by - Three Part Form: (new) - Sections 1 and 2. . . . . 550 - Section 3 requiring comparables. . . . . 350</p> <p>Lender portfolio review . . . . . Case by Case</p> <p>Bank Action/Failure Analysis . . . . . Case by Case</p> <p style="text-align: center;"><b><u>MISCELLANEOUS</u></b></p> <p>Appraisals requiring excessive travel . . . . . 50-100</p> <p>Rush fees for 3 day or less turn around . . . . . Case by Case</p> <p>Land - standard form . . . . . 650</p> <p>Rental Comparables . . . . . 200</p> <p>Operating income statement . . . . . 200</p> <p>Reinspection-442-Final-Recertification (w/photos) . . . . . 150</p> <p>Construction Inspections. . . . . 150</p> <p>Cancellation:</p> <p style="padding-left: 20px;">The fee is dependant upon the amount of work performed:</p> <p style="padding-left: 40px;">- Appraiser arriving at subject. . . . . 100</p> <p style="padding-left: 40px;">- Home inspected, photos taken . . . . . 200+</p> <p style="padding-left: 40px;">- Comparables researched, viewed &amp; photos taken . . . 300+</p> <p style="padding-left: 40px;">- Any portions of the appraisal written. . . . . 500</p> <p style="text-align: center;"><b>Discounts for large volume - Call for quotes</b></p>
--	--

- 206-236-3037 -

[www.AmericanAppraisals.com](http://www.AmericanAppraisals.com)