

## Services

**Purchases** We prioritize purchases and can typically inspect and complete the report within 2 to 5 business days. RUSH requests are accepted. You can schedule your appointment directly on-line and have your lender contact us within 24 hours to order the appraisal. An Order Form is also provided on the Home Page for you, your agent or your lenders convenience. The standard fee is \$400. Fees may vary for higher end or complex property. A complete and signed copy of the purchase agreement is required and must be provided prior to the submission of the report. **Refinance** You can schedule your appointment directly on-line and have your lender contact us within 24 hours to formally engage our services. An Order Form is also provided on the Home Page for you or your lenders convenience. Fees may vary depending on the reporting requirements of the lender and for higher end or complex property. Reports are typically completed within 48 hours of the inspection. Turn times can vary depending on the current workload. **Estate - Date of death valuations**

For estate tax purposes or disposition of the assets of a decedent, a "date of death" valuation is often required. This is typically a retrospective appraisal. The appraiser is looking back in time to determine the value of the property as of a specified date. Since this may involve going back months or even years, it is imperative that the appraiser has working knowledge of the neighborhood and the market conditions that existed as of the effective date of the report. Market conditions change. So do neighborhoods.

The requirements are a full inspection of the site and improvements and detailed information on the condition of the property as of the effective date and any changes to the site and improvements that has taken place since the effective date up to the date of the inspection. The report will be submitted on a 1004 &ndash; 2005 form with a sketch and all relevant attachments.

### Quality Control - Reviews

Desk and field reviews are provided for many of the areas largest lenders. A quality review requires detailed knowledge of the appraisal process and current Federal Lending and USPAP requirements as well as detailed knowledge of the local real estate market.

Other Services    Divorce settlement    Tax appeal    PMI removal    Home measurement