



DOCFCU - Wholesale - Standard (non-complex) Fee Schedule 2.2018

State	1004 CONV 1004 MC 1073 Condo Conv	2055 Exterior	1025 Multi-Family Duplex with 1007 & 216 Forms	1025 Multi-Family Triplex with 1007 & 216 Forms	1025 Multi-Family Quad with 1007 & 216 Forms	1004D Final Inspection
Alabama	525	425	600	650	700	160
Alaska	725	625	800	850	900	175
Arizona	525	425	600	650	700	150
Arkansas	550	450	625	675	725	160
California	525	425	600	650	700	150
Colorado	620	520	695	745	795	175
Connecticut	525	425	600	650	700	160
Delaware	525	425	600	650	700	160
District of Columbia	550	450	625	675	725	160
Florida	500	400	575	625	675	150
Georgia	500	400	575	625	675	150
Hawaii	725	625	800	850	900	175
Idaho	550	450	625	675	725	150
Illinois	525	425	600	650	700	150
Indiana	525	425	600	650	700	160
Iowa	500	400	575	625	675	160
Kansas	525	425	600	650	700	160
Kentucky	525	425	600	650	700	150
Louisiana	525	425	600	650	700	160
Maine	650	550	725	775	825	175
Maryland	525	425	600	650	700	150
Massachusetts	525	425	600	650	700	150
Michigan	550	450	625	675	725	150
Minnesota	575	475	650	700	750	160
Mississippi	550	450	625	675	725	160
Missouri	525	425	600	650	700	150
Montana	675	575	750	800	850	175
Nebraska	575	475	650	700	750	175
Nevada	525	425	600	650	700	150
New Hampshire	525	425	600	650	700	160
New Jersey	525	425	600	650	700	150
New Mexico	540	440	615	665	715	160
New York	525	425	600	650	700	175
North Carolina**	525	425	600	650	700	175
North Dakota	725	625	800	850	900	175
Ohio	525	425	600	650	700	160
Oklahoma	575	475	650	700	750	175
Oregon	725	625	800	850	900	175
Pennsylvania	525	425	600	650	700	150
Rhode Island	525	425	600	650	700	150
South Carolina	525	425	600	650	700	150
South Dakota	650	550	725	775	825	150
Tennessee	550	450	625	675	725	150
Texas	550	450	625	675	725	150
Utah	525	425	600	650	700	160
Vermont	540	440	615	665	715	160
Virginia	550	450	625	675	725	150
Washington	725	625	800	850	900	175
West Virginia	550	450	625	675	725	175
Wisconsin	550	450	625	675	725	160
Wyoming	700	600	775	825	875	175

**Standard 1004 fee for the following counties is \$575 for Conventional and \$625 for FHA/USDA
North Carolina: Bertie, Dare, Hertford, Macon, Pasquotank and Person.

Call for a quote for any product not listed on this schedule or if the property is known to be atypical and/or complex.
See page 2 for instructions to how to obtain bids for complex properties.
See page 3 for a quick & easy property questionnaire to use to gather details about the subject property.



Complex Residential Assignments

Below are examples of situations when appraisals fees may be higher due to the complexity of the assignment.

- ✓ Homes 4,500 SF and larger
- ✓ Homes on a site of 5 acres or more
 - >This can vary based on the location
 - >In a rural market, 5 acres may be common
 - >In a metro market, 2 acres may be complex
- ✓ In a very rural market with limited market data/sales
- ✓ Unique architectural styles (log home, dome home, berm home, barn home)
- ✓ Homes with accessory units (garage apartments, in law suites, guest houses)
- ✓ Modular or manufactured housing (if considered atypical for the market)
- ✓ Historic homes
- ✓ Mixed-use properties
- ✓ Waterfront properties (lake, ocean, etc.)
- ✓ Homes in high-end resort communities (beach, ski, etc.)
- ✓ Generally, a true narrative report would be considered complex.
- ✓ If the property suffers from deferred maintenance and/or is in need of repairs
- ✓ If the property has equestrian facilities or other business activities on the site

Instructions to obtain bids for complex assignments:

1. Enter your order as you normally would.
2. Note in the Special Instructions/Notes section of the order screen **BID REQUEST ONLY**.
3. In the same section, describe the complexities of the subject property. Be specific!
4. The more detail, the more accurate the bid. Example: 6,000 square foot home on 15 acres with a pool, pool house and a barn.

Notes:

VMG will place the assignment out for bid and return the bids to you within one business day.
VMG will **not** engage an appraiser until we have received your approval of the fee and turn time.

If you have questions about complex properties, please contact Sharon Lynn.
She can be reached by phone, 678-501-7880, or by email, Sharon.Lynn@vmgappraisals.com.

Visit our website at www.valuationmanagementgroup.com



Appraisal Bid Questionnaire

If the answer to any of the following questions is **YES** you should request a bid prior to providing disclosures to your client(s).

You will enter an order as you normally would and you will note in the Comments/Special Instructions section of the order screen **BID REQUEST ONLY** and also notate the specific reasons the order needs to be placed out for bid (i.e., 6,000 square foot home on 15 acres).

VMG will place the assignment out for bid and return the bids to you within one business day.

VMG will not engage an appraiser until we have received your approval of the fee and turn time.

Questions:

1. Is the square footage of the home greater than 3,500? _____
2. Is the home on acreage? _____
3. Is the home in a rural? _____
4. Is the home on a golf course, lake, river, beachfront, or in a mountain or beach resort? _____
5. Is the home historic and/or does it hold a historic designation? _____
6. Is the home a unique architectural style – farm home, barn home, log home, dome home, berm home, or have unique architectural design/features? _____
7. Is the home manufactured or modular? _____
8. Besides a standard garage, does the home have an accessory unit such as a garage apartment, guest house or in-law suite or other structures/dwellings on the site? _____
9. Does the property have equestrian facilities or other business activities on the site? _____
10. Does the subject property have any deferred maintenance? _____

Comments: _____
