

Piekos Appraisals

Fee Schedule

Conventional Appraisals: <i>(includes the new Form 1004MC)</i>	Fees:
URAR Form 1004 (03/05) WITH THE COST APPROACH	\$400
URAR Form 1004 (03/05) WITHOUT THE COST APPROACH	\$375
Exterior Only – Form 2055 (03/05) WITH THE COST APPROACH	\$300
Exterior Only – Form 2055 (03/05) WITHOUT THE COST APPROACH	\$275
Condominium Form 1073 (03/05)	\$400
Exterior Only – Condominium Form 1075 (03/05)	\$300
Land Appraisal Report	\$350

Multi-Family Appraisals: <i>(includes the new Form 1004MC)</i>	Fees:
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 2 units	\$550
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 3 units	\$575
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 4 units	\$600
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 2 units	\$525
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 3 units	\$550
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 4 units	\$575

FHA Appraisals:	Fees:
URAR Form 1004 (03/05)	\$400
Condominium Form 1073 (03/05)	\$425
Small Income Form 1025 (03/05) 2 Unit	\$525
Small Income Form 1025 (03/05) 3 Unit	\$550
Small Income Form 1025 (03/05) 4 Unit	\$575
FHA Compliance Inspections	\$125

Other Appraisals:	Fees:
ERC Summary Appraisal Report	\$600
Single Family URAR Form with Supplemental REO Addendum	\$400

Auxiliary Forms:	Fees:
Form 1007 Single Family Comparable Rent Schedule	\$75
Form 216 Operating Income Statement	\$75
Appraisal Update Report Form 1004D	\$150
Appraisal Completion Report 1004D	\$125

Above fee for single family dwellings on the URAR Form 1004 are for homes up to 3,500 sq.ft. GLA and/or 1 acre. For properties over 3,500 sq.ft. and/or over 1 acre or for properties located outside our market area: **CALL FOR QUOTE!**

Above fees do not include AMC fees, portal fees, procurement fees, etc. Any “add-on” fees will be borne by the client.

Client requested CU stipulations beyond the original scope of work after the completed report has been submitted is an additional \$50.

All conventional and FHA appraisals include the Form 1004MC for appraisals of one to four-unit properties in the fee.

When ordering a form report that may include the cost approach (Forms 1004, 1025, 2055) you must specify **“NO COST APPROACH”** on your order to receive the base price. Otherwise, you will receive and be charged for the full report with the cost approach.

Full appraisal (URAR 1004 and CONDO 1073) includes interior inspection. Exhibits include subject and comparable sales photos, floor sketch, location map and flood map (when necessary).

2-4 Multi-Family Form 1025 includes the above mentioned exhibits. Also, Operating Income Statement Form 216 is included for no additional charge with the report.

You can order an appraisal online at <http://www.piekos.com> Click on “Order An Appraisal” and follow the prompts. When you order online, you will receive automatic updates via email on the progress of your order.

For more information, visit us at our web site:

<http://www.piekos.com>