

Piekos Appraisals

Fee Schedule

Conventional Appraisals: <i>(includes the new Form 1004MC)</i>	Fees:
URAR Form 1004 (03/05) WITH THE COST APPROACH	\$350
URAR Form 1004 (03/05) WITHOUT THE COST APPROACH	\$325
Exterior Only – Form 2055 (03/05) WITH THE COST APPROACH	\$275
Exterior Only – Form 2055 (03/05) WITHOUT THE COST APPROACH	\$250
Condominium Form 1073 (03/05)	\$350
Exterior Only – Condominium Form 1075 (03/05)	\$250
Land Appraisal Report	\$325

Multi-Family Appraisals: <i>(includes the new Form 1004MC)</i>	Fees:
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 2 units	\$525
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 3 units	\$550
Small Income Form 1025 (03/05) WITH THE COST APPROACH - 4 units	\$575
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 2 units	\$500
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 3 units	\$525
Small Income Form 1025 (03/05) WITHOUT COST APPROACH - 4 units	\$550

FHA Appraisals:	Fees:
URAR Form 1004 (03/05)	\$350
Condominium Form 1073 (03/05)	\$350
Small Income Form 1025 (03/05) 2 Unit	\$500
Small Income Form 1025 (03/05) 3 Unit	\$525
Small Income Form 1025 (03/05) 4 Unit	\$550
FHA Compliance Inspections	\$100

Other Appraisals:	Fees:
ERC Summary Appraisal Report	\$475
Single Family URAR Form with Supplemental REO Addendum	\$350

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	\$100

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!**

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

When ordering a new form 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.PCAppraisals.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.PCAppraisals.com>

Piekos Appraisals
Paul J. Piekos, SRA
1533 N. Vest Drive
Naperville, IL. 60563

Phone: (630) 357-4647 • Fax: (630) 364-5758