

A.L. APPRAISAL CO.

An Association of Independent Real Estate Appraisers and Consultants

RESIDENTIAL FORM APPRAISAL FEE SCHEDULE

Page 1 of 2

AS OF 02/08/2010 A.L. Appraisal Co. reserves the right to change the fees shown on this schedule without prior notice.

3110 Watt Avenue, Suite #6, Sacramento, CA 95841 – P.O. Box 60186, Sacramento, CA 95860

TELEPHONE: 916-487-4072 or 1-800-835-0640 (outside of 916 area code) FAX:916-487-4176 or 1-800-835-0641 (outside of 916 area code)

General e-mail: contact@alappraisal.com • Visit our website at: www.alappraisal.com

"Decision Makers Have Relied Upon Us For Meaningful, Useful, Timely and High Quality Information Since 1971"™

Property Type----->	SFR Typical House	Condominium Typical Unit	SFR/Condo. Typical	SFR/Condo. Typical
FORM ID----->	FNMA 1004 or AI Form	FNMA 1073 or AI Form	FNMA 2055 or FNMA 1075	FNMA 2075
Type of Appraisal----->	Full	Full	Drive-By	Drive-By
SACRAMENTO COUNTY	\$400	\$400	\$375	\$200
YOLO COUNTY	\$400	\$400	\$400	\$200
PLACER COUNTY	\$400	\$400	\$400	\$250
EL DORADO COUNTY (Except Lake Tahoe)	\$400	\$400	\$400	\$250
SAN JOAQUIN COUNTY	\$425	\$425	\$400	\$275
SUTTER COUNTY	\$425	\$425	\$400	\$275
SOLANO COUNTY	\$425	\$425	\$400	\$275
NAPA COUNTY (Except Calistoga)	\$450	\$450	\$425	\$350
YUBA COUNTY	\$425	\$425	\$400	\$300

Coverage in some areas of some counties may not always be available or may require extended delivery times.

The fees shown above are base fees and may vary depending upon urgency of request, and/or complexity of assignment, and/or unusual assignment circumstances.

Full: exterior & interior subject photographs and building sketch. **Drive-By:** subject photographs from street.

NOTE REGARDING MR. LEVI SIGNING REPORTS:

We do not use trainees. If you request Atom Levi, MAI, SRA, ASA to inspect a property along with one of our fully licensed associates an additional fee may apply.

ADDITIONS TO BASE FEE AND OTHER SERVICES

GENERAL:

1004MC Form	\$50
Cost Approach, If Requested By Client:	\$25 (no charge if deemed necessary by appraiser for credible results)
Non-Typical. Larger Than 3,000 Square Feet:	Please Call For A Quote. Fee dependent upon complexity.
Additional Living Units(s) at Single Family Residence:	\$30 Per Unit
Service Charge If Owner Does Not Keep Appointment:	½ of Base Fee

MANUFACTURED HOME ADDITIONAL CHARGE:

Addition to base fee shown above for FNMA Form 1004C dated 3-2005. Charge covers additional work to locate sales and completion of form: \$200

SUBJECT LOT LARGER THAN 2 ACRE:

Greater than 2 acre Less than 5: \$50 | Greater than 5 acres/Less than 20: \$100 | Greater than/equal to 20 acres: \$150 and up

COMPARABLE RENTAL & OPERATING INCOME SCHEDULES:

Rent Schedule (FNMA 1007):	\$100
Operating Income Statement (FNMA 216):	\$100

OTHER SERVICES:

1004D (3/2005) - Certification of Completion. Per Inspection:	\$100
Additional Paper Hardcopy Copies of Report-Per Copy:	\$25 plus delivery charge.

REVIEWS:

Fee depends upon location and complexity of property and may vary due to complexity of assignment. Form depends upon client requirements.

Type of Review	Typical Form Utilized	Fee	Comment
SFR Desk Review	FNMA/FHLMC	\$300 – up	Subject and comparables are not inspected or photographed from street.
SFR Field Review	FNMA 2000	\$400 – up	Subject and comparables are photographed from street.

DEFINITIONS:

BASE FEE INCLUDES: Professional and thorough research and analysis. USPAP compliance.
MILAGE COST: Depending upon fuel costs a surcharge may be assessed. If a surcharge applies you will be notified.
PROPOSED CONSTRUCTION, ADDITIONS, & REMODELS: Additional charge will apply, please ask for a quote.
SHIPPING CHARGE: No charge for PDF E-Mail delivery or U.S. Express Mail. Overnight delivery must be charged to recipient's account.
COLLECT FROM OWNERS (COD): Money order, cashiers check or cash. Personal check will delay delivery to allow check to clear.

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APARTMENTS FORM APPRAISAL FEE SCHEDULE

Page 2 of 2

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GEOGRAPHIC COVERAGE FOR APARTMENT PROPERTIES:

Sacramento, Yolo, Placer, El Dorado, San Joaquin, Sutter and Yuba counties.

APARTMENTS – FORM REPORTS:

Apartment fees are calculated based upon the appraisal form requested and the number of units. There maybe an additional charge for locations outside of Sacramento, Yolo and Placer Counties when deemed necessary due to the degree of difficulty involved in collecting market information.

Units	Form	No. Pages	Form Fee	Per Unit Charge
2-6	1025 (3/2005) *	4	\$500 + \$50 per unit	\$50 per unit
7-10	71-B *	4	N/A. See Per Unit Charge	\$200 per unit
11 +	71-A *	8	N/A. See Per Unit Charge	\$250 per unit

* Additional charge for operating Income Statement (form FNMA 216), if requested

RESIDENTIAL VACANT LAND/LOT – FORM REPORTS:

Vacant Land (up to 5 acre) | \$400 and up. Fee depends upon location and complexity of assignment. Larger lots require a quote. Please Call.

OTHER SERVICES (APARTMENTS AND LAND):

Additional Paper Copies of Report – Cost Per Copy: \$100-400

1004D (3/2005) - Certification of Completion: \$100-400/per inspection

Operating Income Statement (FNMA 216): \$200

DEFINITIONS:

FEE INCLUDES: Professional and thorough research, proper and detailed analysis. USPAP compliance.

MILAGE COST: Depending upon fuel costs a surcharge may be assessed. If a surcharge applies you will be notified.

PROPOSED CONSTRUCTION, ADDITIONS, & REMODELS: Additional charge will apply, please ask for a quote.

SHIPPING CHARGE: We pay for delivery by U.S. Express Mail. Overnight delivery must be charged to recipients account.

PDF – E-Mail INTERNET DELIVERY: Available if you email allows files larger than 10mb or you can receive files by FTP.

COLLECT FROM OWNERS (COD): Money order, cashiers check or cash. Personal check will delay delivery to allow check to clear.

COMMERCIAL PROPERTY APPRAISAL - PLEASE CALL FOR A QUOTE

FORENSIC APPRAISING & CONSULTING
RESIDENTIAL • APARTMENTS • COMMERCIAL • INDUSTRIAL • VACANT LAND/LOTS • SUBDIVISIONS
PROPOSED CONSTRUCTION • TAX APPEALS • FEASIBILITY & MARKETING STUDIES • INSURANCE
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