Desktop Appraisal /"USPAP-compliant comp search"

The purpose of this appraisal form is to assist the lender in making a decision as to whether ordering an appraisal is prudent in the loan process. This form is fully USPAP compliant and is a restricted-use appraisal backed by a fully USPAP-compliant workfile.

Scope of Work:

By signing the form below, the client unconditionally agrees to the following:

1) **This product is in no way representative of a full appraisal and its results are in no way binding to any future appraisal assignment. The accuracy of the product is limited by the accuracy of public records and MLS data; which can not be warranted by the appraiser.**

2) **This product carries a pre-paid fee of $50.00 which will be deducted from a subsequent appraisal assignment fee on the same subject property. However, this subsequent appraisal assignment must be prepaid as well, before inspection.**

3) **The user of this product, intended or otherwise, accepts and understands this product will adhere to the following scope of work limitations: NO INSPECTION OF SUBJECT WILL BE PERFORMED. SUBJECT DATA WILL BE EXTRACTED FROM THE FOLLOWING SOURCES: COUNTY TAX RECORDS, MLS RECORDS, GIS RECORDS OR OTHER PUBLICLY-VERIFIABLE SOURCES. NO UNVERIFIED BORROWER OR LENDER SUPPLIED INFO WILL BE EMPLOYED AS A DATA SOURCE.**

4) **Use of the desktop valuation is limited to internal lender risk assessment and it cannot be employed by itself as a collateral valuation for lending purposes.**

THE DESKTOP FORM CARRIES A FEE OF $50.00, PAYABLE IN ADVANCE...NO EXCEPTIONS. We accept Visa, Mastercard, and American Express. Certified Checks and Money orders can be mailed to P.O. Box 30395; Raleigh, NC 27622. Requests will be fulfilled and results reported within 24 hours of receipt of funds.

Client Information:

Name: **Phone:**   **Fax:**

Address:

Client Email: **Client Signature:** ✗ _____

Cardholder Information:

Cardholder's Name as it appears on Card:

Credit Card Number: **Expiration Date:**

Cardholder Signature: ✗ _____

Full Subject Property Address: **Borrower/Owner's Name:**