

**Scott A. Kroepel**, CREA, CVC

State Certified Residential Appraiser #1201003661

**Kroepel & Associates, Inc.** Phone: 231-855-2882 Fax: 231-854-2615

scott@kroepel-associates.com

## 2011-2012 Appraisal Services and Fee Schedule

**Standard/Conventional 1004 (or 1004C Manufactured) URAR: \$350**

**FHA or Rural Development 1004 (or 1004C Manufactured) URAR: \$450**

UAD Upgrade (*If we completed the original appraisal*): \$100

Vacant land: \$300

New construction: Standard fee + Draw/Re-inspection fee(s)

Draw/Re-inspection/Trip Fee: \$75 each

1004D Re-certification of value (time limits may apply): \$175

704/2055/2065 Short form (Interior or Exterior): \$275

1073 Condominium: \$375

FHA 1073 Condominium: \$475

DVL3 Desktop Review: \$200

Court Deposition and/or Appearance: \$100/hr. plus expenses + \$100 prep fee (\$300 min.)

*Add \$50 to any non-FHA or non-RD report if original comparable photos are required.*

*Need a form not listed? Contact us for rates and availability.*

### **Appraisal Services Coverage Area**

We currently service the West Michigan counties of: Oceana, Newaygo, Muskegon, northwest Kent, and northern Ottawa. Other surrounding areas may be considered upon request.

### **Turn-around Time**

All standard reports are typically sent within 2-3 working days after inspection.

Rush orders may be available upon request.

### **Ordering Appraisal Reports**

Appraisals may be ordered by e-mail to **scott@kroepel-associates.com**,

by fax at **231-854-2615**, or online at: **www.kroepel-associates.com/appraisal.html**

### **Delivery and Billing of Appraisal Reports**

Appraisal reports are sent via e-mail in .pdf format (Adobe Acrobat), unless other arrangements are made.

Invoices will be sent with reports that were not paid prior to delivery, which are due and payable within 30 days, unless other arrangements are made. A 1.5% per month late fee may be added for outstanding invoices. **Credit cards are accepted** for your convenience.

*Kroepel & Associates, Inc. reserves the right to refuse appraisal orders. Payment/fees are for a real estate appraisal valuation estimate & report only. It is **not** for a home inspection, environmental hazard inspection, pest inspection, survey, or any other type of inspection outside of our license and/or expertise. Appraisals may be subject to the terms and conditions of a signed Appraisal Services Agreement.*