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## 2017 Appraisal Services and Fee Schedule

**1004 Conventional URAR (or 1004C Conventional Manufactured): \$425**  
FHA/RD URAR (or FHA 1004C Manufactured): \$600  
Vacant land: \$350  
New construction: Standard fee above + Draw/Re-inspection fee(s)  
Draw-Inspection/Re-inspection/Final Completion/Trip Fee: \$75 each  
1004D Re-certification of value (time limits may apply): \$200  
704, 2055, 2065, or Non-lender Short Form (Interior or Exterior): \$350  
Desktop Summary: \$200 (With exterior inspection: \$275)  
1073 Condominium: \$500  
REO addendum, with any standard appraisal report: \$50  
Court Deposition and/or Appearance: \$100/hr. plus expenses + \$100 prep fee (\$300 min.)  
**Add \$50 to any Non-FHA/RD report, if original comp photos are required.**  
**Any lender or third-party upload fees will be added to the above appraisal fees.**  
*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, and Muskegon.  
Other surrounding areas may be considered upon request for an additional fee.

## **Turn-around Time**

All standard reports are typically sent within 3-5 working days after inspection.  
Rush orders may be available upon request.

## **Ordering Appraisal Reports**

Appraisals may be ordered by phone at **231-855-2882**, or by e-mail at:  
**scott@kroepel-associates.com**.

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

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

Payment may be expected at the time of appointment, for private non-lender clients.  
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.



*We reserve the right to refuse any appraisal orders. Payment/fees are for a real estate appraisal valuation opinion and 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 and conditions within the report.*