

## Service Description & Fees (ARIZONA)

*Servicing Maricopa, Pinal & Pima Counties*

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Updated 01/01/2006  
Prices Subject To Change

Job Type	Description	Maricopa County Fees	Pinal County Fees	Pima County & Extended Area Fees
		<b>Phoenix, Mesa, Scottsdale, Gilbert Chandler, Glendale, Goodyear, Peoria, Surprise, Ahwatukee &amp; More!</b>	<b>Gold Canyon, Apache Junction, Queen Creek, Florence, Superior, Casa Grande, Eloy &amp; Maricopa City</b>	<b>TUCSON, Eloy, Buckey Kearney &amp; Tonopagh</b> <b>75-130+ Miles</b>
<b>1004 Uniform Residential Appraisal Report URAR FNMA 1004 / FHLMC 70</b>	Comprehensive appraisal of a single-family home, including an interior inspection by the appraiser.	\$350.00 Same day \$500 Next day \$450	\$375.00 Same day \$525 Next day \$475	\$400.00 Same day \$550 Next day \$500
<b>1004 FHA- Uniform Residential Appraisal Report FNMA 1004</b>	Comprehensive FHA appraisal of a single-family home, including an interior inspection by the appraiser.	\$400.00	\$455.00	\$475.00
<b>1025 Small Residential Income Property (2-4) Unit FNMA 1025 / FHLMC 72</b>	Comprehensive appraisal of a two, three or four-family home, including an interior inspection by the appraiser.	\$525.00	\$550.00	\$600.00
<b>704 Drive By</b>	Limited scope "drive-by" appraisal of a one-family home using Freddie Mac form 704. No interior inspection required. Normally used for a second mortgage or home equity loan.	\$200.00	\$225.00	250.00
<b>Addendum - No Fee</b>	If an addition of information is needed to suit a lender's guidelines, the appraiser will be asked to address the issue(s) to facilitate the loan closing.	No Fee	No Fee	No Fee
<b>Comparable Rent Schedule FNMA1007 / FHLMC 1000</b>	Estimation of market rent and rental analysis. Comparable rent schedule.	Addl. \$75.00	Addl. \$75.00	Addl. \$75.00
<b>Condominium Unit Appraisal Report FNMA 1073 / FHLMC 465</b>	Comprehensive appraisal of a condominium, including an interior inspection by the appraiser.	\$325.00	\$375.00	\$400.00
<b>Condominium Addendum</b>	Summarized information about the operating budget and reserves for the coming year for Type C condominium projects and Type 2 cooperative projects.	No Fee	No Fee	No Fee
<b>Cooperative Interest Appraisal FNMA 1075</b>	Individual Cooperative Interest Appraisal Report 1075	\$175.00	\$200.00	\$225.00
<b>Desk Review</b>	A review of another appraisal in which the reviewing appraiser does not physically review the subject property.	\$175.00	\$175.00	\$175.00
<b>Desktop 202</b>	Desktop	\$125.00	\$125.00	\$125.00
<b>Drive-By</b>	Drive-By; Multiple Types (2055/2065)	See Below	See Below	See Below
<b>Fannie 2055 Drive By</b>	Limited scope "drive-by" appraisal of a single-family home using Fannie Mae form 2055. No interior inspection required.	\$225.00	\$250.00	\$275.00
<b>Fannie 2055 Full</b>	Limited scope appraisal of a single-family home using Fannie Mae form 2055. Interior inspection included.	\$300.00	\$300.00	\$300.00

<b>Fannie 2065 Drive By</b>	Limited scope "drive-by" appraisal for a single-family home using Fannie Mae form 2065. No interior inspection required.	\$225.00	\$250.00	\$275.00
<b>Fannie 2065 Full</b>	Limited scope appraisal of a single-family home using Fannie Mae form 2065. Interior inspection included.	FULL URAR1004	FULL URAR1004	FULL URAR1004
<b>Fannie 2075</b>	Desktop Underwriter Property Inspection Report	\$200.00	\$225.00	\$250.00
<b>Field Review 2000/1032</b>	A review of another appraisal in which the reviewing appraiser physically inspects the subject property.	\$250.00 +\$150 New Comps	\$275.00 +\$150 New Comps	\$300.00 +\$150 New Comps
<b>Freddie 2055 Drive By</b>	Limited scope "drive-by" appraisal of a one-family home using Freddie Mac from 2055. No interior inspection required.	\$225.00	\$250.00	\$275.00
<b>Freddie 2055 Drive By With Comp Photos</b>	Limited scope "drive-by" appraisal of a one-family home using Freddie Mac from 2055 including comparable photos. No interior inspection required.	\$250.00	\$275.00	\$300.00
<b>Freddie 2055 Full</b>	Limited scope "drive-by" appraisal of single-family home using Freddie Mac 2055. Interior inspection included.	FULL URAR1004	FULL URAR1004	FULL URAR1004
<b>Freddie 2070 Drive By</b>	Limited scope "drive-by" appraisal for a single-family home using Freddie Mac from 2070. No interior inspection required.	\$225.00	\$225.00	\$225.00
<b>Freddie 2070 Full</b>	Limited scope appraisal of a single-family home using Freddie Mac from 2070. Interior inspection included.	FULL URAR1004	FULL URAR1004	FULL URAR1004
<b>Full Appraisal</b>	See Above 1004 URAR	See Above	See Above	See Above
<b>Land</b>	Land Appraisal Report	Call	Call	Call
<b>Manufactured Home URAR FNMA 1004/ FHLMC 70</b>	Manufactured Home Uniformed Residential Appraisal Report	\$400.00	\$450.00	\$475.00
<b>Manufactured Home Comprehensive URAR + FHMLC 70B or FNMA 1004C</b>	Manufactured Home Uniformed residential Appraisal Report. Includes interior inspection & Manufactured Addendum FHLMC 70B or FNMA 1004C	Same As Above	Same As Above	Same As Above
<b>Narrative</b>	Commercial Narrative	Call	Call	Call
<b>New Construction</b>	New Construction	\$350.00	\$375.00	\$400.00
<b>Operating Income Statement FNMA 216 / FHLMC 998</b>	Reports the amount of operating income that can be used in evaluating the applicant's credit on applications for conventional mortgages that are secured by one-family investment properties and all two- to four-family properties.	Addl. \$75.00	Addl. \$75.00	Addl. \$75.00
<b>Progress Inspection</b>	Progress Inspection	\$100.00	\$125.00	\$150.00
<b>Progress Inspection, w/Verification</b>	Progress Inspection, w/Verification	\$125.00	\$150.00	\$175.00
<b>Recertification of Value</b>	If an unacceptable amount of time has passed since the original appraisal was performed and the closing of the loan, the appraiser will be asked to re-verify the value of the property that is stated on the appraisal.	PER USPAP Guidelines New Appraisal Required	PER USPAP Guidelines New Appraisal Required	PER USPAP Guidelines New Appraisal Required
<b>Lender Name Change</b>	Lender Name Change	PER USPAP Guidelines New Appraisal Required	PER USPAP Guidelines New Appraisal Required	PER USPAP Guidelines New Appraisal Required
<b>Satisfactory Completion Certificate 442</b>	One page form used to complement the original appraisal. Primarily used when properties are appraised prior to the completion of their construction of renovation.	\$100.00	\$125.00	\$150.00

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<http://www.4CornersAppraisals.com>

# Appraisal Order Form

## 4 Corners Real Estate Appraisals

5301 S Superstition Mountain Drive  
Suite 104 PMB 379  
Gold Canyon, Az 85218  
480-288-8852 Office  
480-288-7507 Fax  
Email: [appraiseit@4cornersaz.com](mailto:appraiseit@4cornersaz.com)

Mortgage Company: \_\_\_\_\_

Address: \_\_\_\_\_

City, Zip: \_\_\_\_\_

Loan Officer: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Contact Fax: \_\_\_\_\_

Send Report By Email To: \_\_\_\_\_

Order Information		Loan Information	
Ordered Date/Due:	_____ / _____	Loan Type:	<input type="checkbox"/> Purchase (Send Purchase Contract) <input type="checkbox"/> Refinance
Loan No / FHA Case No:	_____ _____		<input type="checkbox"/> Other _____

Estimated Value: \_\_\_\_\_

Year Built \_\_\_\_\_

Original Cost: \_\_\_\_\_

APN / Parcel No \_\_\_\_\_

Borrower: \_\_\_\_\_

CO-Borrower: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Home Phone: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_

Zip \_\_\_\_\_

Work / Phone: \_\_\_\_\_  
\_\_\_\_\_

### PAYMENT INFORMATION:

Direct Billing To:  Customer C.O.D. (We accept Visa & Mastercard)  Bill Lender \_\_\_\_\_  
Lender Signature

Property Type:  SFR  CONDO  TOWN HOME  MANUFACTURED

Stories:  1 Story  2 Story  Split Level:

Total # of Rooms: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_

Unit 2: \_\_\_\_\_ Unit 2: \_\_\_\_\_ Unit 2: \_\_\_\_\_

Unit 3: \_\_\_\_\_ Unit 3: \_\_\_\_\_ Unit 3: \_\_\_\_\_

Unit 4: \_\_\_\_\_ Unit 4: \_\_\_\_\_ Unit 4: \_\_\_\_\_

Basement:  None  Slab  Crawl  Full  Partial  Finished

Garage:  Carport:

Porch:  Covered Patio:

Central Air:  Yes  No Swim. Pool (in-ground):  Yes  No

### RECENT IMPROVEMENTS:

\_\_\_\_\_  
ADDITIONAL COMMENTS:

\_\_\_\_\_