

Request Form for Broker Appraisal & Marketing Report

Fax completed request to 704-392-7139 or email completed form to
eodham@HomeAnalyticsAppraisal.com

Today's Date _____

Subject Property Information

Street Address _____

Subdivision (if any) _____

City / State / Zip _____

Brief Legal Description (if available) _____

Approximate Heated Living Area Square Footage _____

Approx. Square Footage of Basement (Finished _____ Unfinished _____)

Approx. Square Footage of Garage/Decks/Patios/Porches ____/____/____/____

Assignment needed by _____ Price Quote _____

Contact Info

Owner(s) _____

Home Phone _____ Work/Mobile _____

Agent _____

Contact Phone Number(s) _____ / _____

SuperKey? _____ Vacant/Occupied? _____

Client/Agent Information

Requested by _____ Phone # _____

Company Name _____

Company Address _____

City / State / Zip _____

Email address _____

Pricing for the Broker Appraisal & Marketing Report is based on the actual HLA square footage of the subject property, the unheated areas included as part of the measurement service, and the complexity of the appraisal assignment. Some properties may require additional services that are not included in the base price, such as rendering square footage from plans/architectural drawings, properties located outside of Mecklenburg County, additional approaches to the value, and/or unique properties. Please get a quote BEFORE the inspection for the appraisal.

See Intended Use Statement and General Limiting Conditions/Assumptions on following page.

The Intended Use of the Broker Appraisal & Marketing Report is for valuation of subject property for purposes of marketing the subject property by the Broker. Other uses are not permitted. The Intended User will be the client named on the request form. No other Intended Users, including the homeowners, will be included with the Intended Users for this report.

The appraisal shall be developed and reported in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute. The appraisal shall also comply with any supplemental standards imposed by the client. The most recent USPAP is available on-line at www.appraisalfoundation.org

ASSUMPTIONS AND LIMITING CONDITIONS

The Broker Appraisal & Marketing Report is made with the following general *assumptions*:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

This report has been made with the following general *limiting conditions*:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. We do not have the required expertise for determining the presence or absence of hazardous substances; defined as all hazardous or toxic materials, wastes, pollutants, contaminants (including, but not limited to, asbestos, PCB, UFFI, Radon, lead-based paints, or other raw materials, chemicals, or gases) used in construction, or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances. We do not assume responsibility for loss as a result of the presence of such substances.